

CITY OF CRESCENT CITY & COUNTY OF DEL NORTE

HOUSING ELEMENT

1992 - 1997

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 14 1994

UNIVERSITY OF CALIFORNIA

THIS DOCUMENT WAS PREPARED JOINTLY BY:

**CITY OF CRESCENT CITY
PLANNING DEPARTMENT
900 10TH STREET
CRESCENT CITY, CA 95531**

**COUNTY OF DEL NORTE
COMMUNITY DEVELOPMENT DEPT.
700 5TH STREET
CRESCENT CITY, CA 95531**

94 00365

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

RESOLUTION NO. 92 - 76

A RESOLUTION ADOPTING THE 1992-97 HOUSING ELEMENT

WHEREAS, the State of California calls upon the County to maintain a General Plan, including a Housing Element which addresses the status, needs, constraints and goals for housing for all economic levels of the community; and

WHEREAS, State regulations call for the regular updating of this element and sets forth guide lines for its content; and

WHEREAS, the County of Del Norte and City of Crescent City, has appointed a Housing Advisory Committee to work with its staff to develop an updated 1992-97 Housing Element which has been subject to public review, environmental review and public hearing processes pursuant to State regulations; and

WHEREAS, the State Department of Housing and Community Development has reviewed the draft document and found it consistent with State guidelines;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Del Norte hereby adopt the 1992-97 Housing Element of the General Plan.

PASSED AND ADOPTED, by the Board of Supervisors of the County of Del Norte at a regular meeting held on August 24, 1992, by the following polled vote:

AYES: Supervisors Moore, Bark, Burns, Smedley and Mellett

NOES: None

ABSENT: None

ABSTAIN: None

Mark A. Mellett
MARK MELLETT, CHAIRMAN
BOARD OF SUPERVISORS
COUNTY OF DEL NORTE

ATTEST:

Karen Walsh
KAREN WALSH
CLERK OF THE BOARD

I hereby certify the foregoing
to be a true and correct copy
of the original on file in this
office.

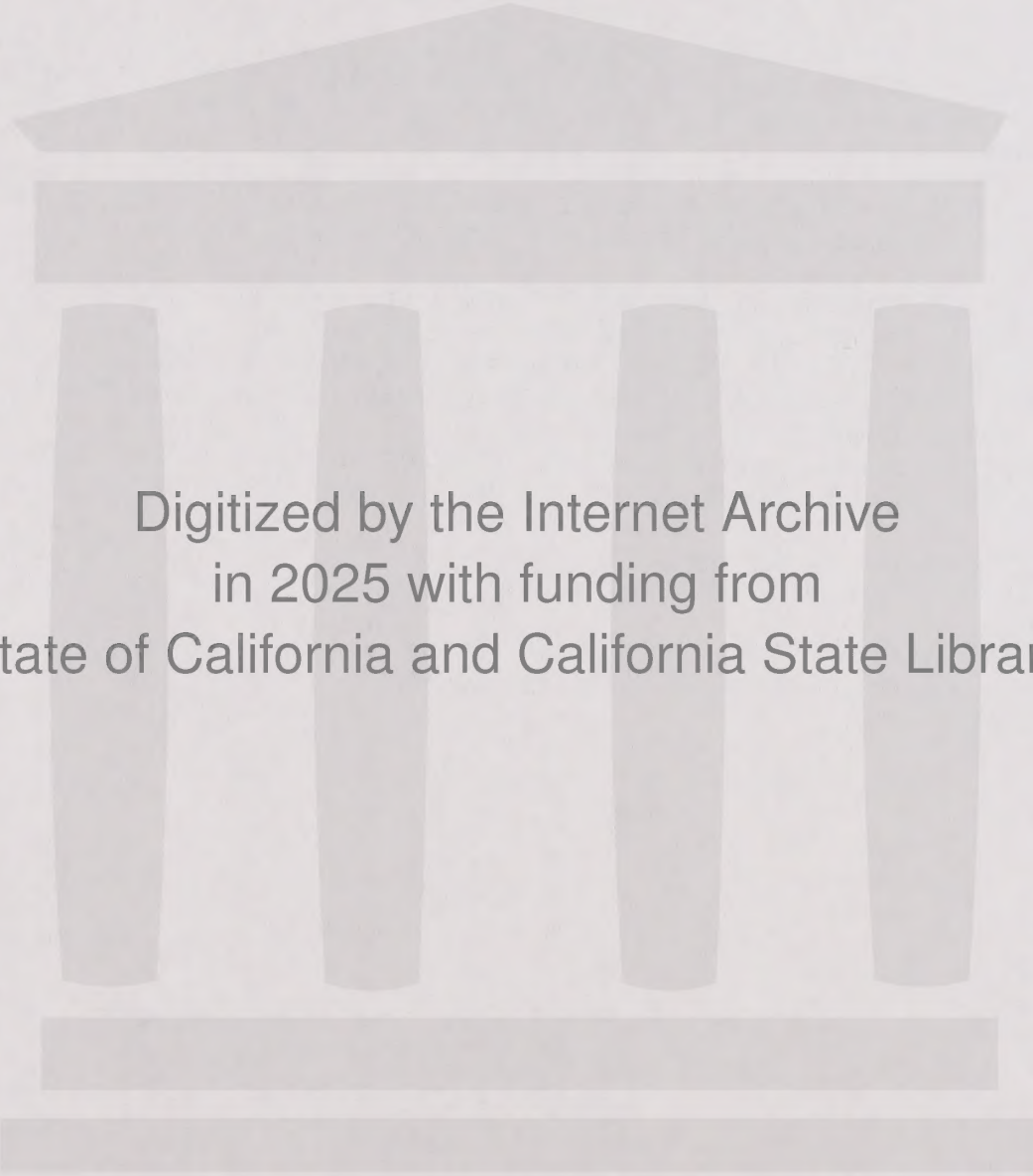
Dated: AUG 24 1992

ATTEST:

Karen L. Walsh

Clerk of the Board of Super-
visors, County of Del Norte,
State of California.

By Karen L. Walsh
Deputy



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124912432>

CITY OF CRESCENT CITY
CITY COUNCIL
RESOLUTION NO. 1992 - 33

APPROVING AN AMENDMENT TO THE CITY OF
CRESCENT CITY/COUNTY OF DEL NORTE GENERAL PLAN

THE 1992-1997 HOUSING ELEMENT UPDATE

WHEREAS, the City Council has received a recommendation from the Crescent City Planning Commission to approve a General Plan amendment to adopt the 1992-1997 Housing Element Update; and

WHEREAS, the City Council has held the required public hearing regarding a general plan amendment; and

WHEREAS, the City Council determines the proposed amendment to be in the public interest; and

WHEREAS, the City Council determines that this project will not have a significant effect on the environment and approves a Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Crescent City that the City of Crescent City/County of Del Norte 1992-1997 Housing Element Update to the General Plan is hereby approved with the following findings:

1. The 1992-1997 Housing Element is consistent with State General Plan and Housing Element requirements;
2. The 1992-1997 Housing Element has assessed the goals of the 1984 Housing Element, has addressed current housing needs and constraints, and provides for housing goals and programs for the next five (5) years;
3. The public has been encouraged to participate in the revision of this document through a citizen's advisory committee, public notices, and public hearings;
4. The City has sufficient vacant lands available to accommodate the projected needs. There has been no recommended change in land use or land use densities.

Resolution No. 1992 - 33
Page Two
1992-1997 Housing Element Update

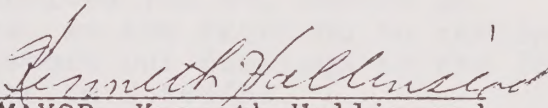
PASSED AND ADOPTED by the City Council of the City of
Crescent City the 17th day of August, 1992, by the following
vote:

AYES: Callahan, Wier, Hollinsead, Mayer

NOES: None

ABSTAIN: None

ABSENT: Smith


MAYOR, Kenneth Hollinsead

ATTEST:


CITY CLERK, Kathleen A. Smith

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



December 22, 1992

RECEIVED
DEC 29 1992PLANNING
County of Del Norte

Mr. Ron Holden
County Administrator
Del Norte County
450 H Street, Room 208
Crescent City, California 95531

Dear Mr. Holden:

Re: Review of Del Norte County's Adopted Housing Element

Thank you for submitting Del Norte County's housing element adopted August 24, 1992 and received for our review on September 2, 1992. As you know, we are required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

A telephone conversation on December 22, 1992 with Diane Muthcie of the County's staff facilitated our review. This letter summarizes the conclusions of that conversation.

The element was adopted with the revisions noted in our April 27, 1992 review letter. Therefore, we are pleased to find the adopted element in compliance with State housing element law (Article 10.6 of the Government Code). We commend the County for its efforts to provide housing affordable to all of its residents.

As you know, in order to assist local governments in implementing their housing programs, this Department will be allocating funds from the HOME Investment Partnership Program (HOME), one of the new federal housing programs created by the 1990 National Affordable Housing Act. Local governments can use HOME funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant based rental assistance and under certain circumstances, new construction. Del Norte County is an eligible applicant for HOME funds. Although Del Norte County has chosen not to apply for HOME funds in the current funding cycle, we encourage the County to consider this new source of funds in implementing its housing programs, and apply in future years. For more information on the HOME program you may wish to contact Chris Webb-Curtis of this Department at (916) 327-3586.

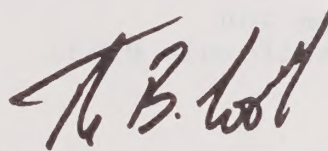
Mr. Ron Holden

Page 2

We wish you success in the implementation of your housing element. If you have any questions, please contact Rebecca Hoepcke of our staff at (916) 327-4076.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read 'T. B. Cook', written in a cursive style.

Thomas B. Cook
Deputy Director

cc: Ernest Perry, Planning Director, Del Norte County
Diane Mutchie, Planner, Del Norte County
Jeff Boyer, Crescent City Planning Department
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



December 22, 1992

RECEIVED

DEC 23 1992

PLANNING
County of Col Norte

Mr. Steve Cafey
City Manager
City of Crescent City
377 J Street
Crescent City, CA 95531

Dear Mr. Cafey:

**Re: Review of the City of Crescent City's Adopted Housing
Element**

Thank you for submitting Crescent City's housing element adopted August 17, 1992, and received for our review on September 4, 1992. As you know, we are required to review adopted elements and report our findings to the locality (Government Code Section 65585(h)).

A telephone conversation on December 22, 1992 with Jeff Boyer of the City's staff facilitated our review. This letter summarizes the conclusions of that conversation.

The element was adopted with the revisions noted in our April 27, 1992 review letter. Therefore, we are pleased to find that the adopted element is in compliance with State housing element law (Article 10.6 of the Government Code). We commend the City for its efforts to provide affordable housing for all its residents.

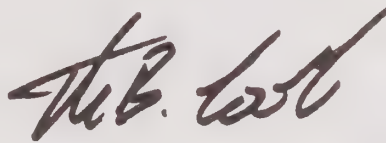
As you know, in order to assist local governments in implementing their housing programs, this Department will be allocating funds from the HOME Investment Partnership Program (HOME), one of the new federal housing programs created by the 1990 National Affordable Housing Act. Local governments can use HOME funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant based rental assistance and under certain circumstances, new construction. Crescent City is an eligible applicant for HOME funds. Although Crescent City has chosen not to apply for HOME funds in the current funding cycle, we encourage the City to consider this new source of funds in implementing its housing programs, and apply in future years. For more information on the HOME program you may wish to contact Chris Webb-Curtis of this Department at (916) 327-3586.

Mr. Steve Cafey
Page 2

We wish you success in the implementation of your housing element and programs. If you have any questions, please contact Rebecca Hoepcke of our staff at (916) 327-4076.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read "T.B. Cook", written in a cursive style.

Thomas B. Cook
Deputy Director

cc: Jeff Boyer, Planning Director, City of Crescent City
Diane Mutchie, Senior Planner, Del Norte County
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

CITY OF CRESCENT CITY

CITY COUNCIL

Kenneth Hollinsead - Mayor
Richard Wier
Marilyn Callahan
C. Ray Smith
George Mayer

CITY PLANNING COMMISSION

Fran Clark - Chairperson
Joanne Wheeler
Barbara Tanner
Alan Wilson
Randy Hatfield

COUNTY OF DEL NORTE

COUNTY BOARD OF SUPERVISORS

Mark Mellett - Chair District #5
Helga Burns - District #1
Robert Bark - District #2
Clarke Moore - District #3
Glenn Smedley - District #4

COUNTY PLANNING COMMISSION

Earl Hensel - Chairperson
David Zuber
Forrest Choate
Stephen McCollum
Clyde Eller

Prepared By:

Lisa D. Little
City of Crescent City
Planning Department

Diane Mutchie
County of Del Norte
Community Development Depart.

Housing Advisory Committee

Pamela Louy
Kathryn Mathews
Stephen McCollum
Michael Perry

Roy Tedsen
Gary Vanhorn
Joanne Wheeler
Jeff Boyer - City Staff

TABLE OF CONTENTS

INTRODUCTION.....	1
 COMMUNITY BACKGROUND	
POPULATION GROWTH TRENDS.....	3
ECONOMY.....	10
Employment.....	10
Income.....	15
HOUSEHOLDS.....	17
 HOUSING BACKGROUND	
HOUSING STOCK.....	18
Building and Demolition.....	18
Housing Stock Composition.....	20
Geographic Distribution.....	25
Tenure.....	25
Vacancy.....	28
HOUSING CONDITIONS.....	30
Housing Age.....	30
Housing Conditions.....	31
Targeted Areas.....	34
HOUSING MARKET COSTS.....	35
Sales.....	35
New Construction.....	39
Rental Prices.....	40
ENERGY CONSERVATION.....	42
ASSESSMENT OF 1984 QUANTIFIED OBJECTIVES AND	
IMPLEMENTATION PROGRAMS.....	44
New Construction.....	44
Construction by Income Category.....	47
Coastal Zone Activity.....	49
Rehabilitation/Replacement.....	49
Implementation Actions and Programs.....	53
Unmet Needs/Goals.....	58

HOUSING NEEDS

Projected Housing Needs	60
Rehabilitation and Replacement Needs.....	61
SPECIAL NEEDS.....	62
Overpayment.....	62
Overcrowding.....	63
Physically and Developmentally Disabled.....	63
Native Americans.....	64
Farmworkers.....	64
Elderly.....	65
Female-headed Households.....	66
Large Families.....	66
ASSISTED RENTAL HOUSING AT RISK.....	67
Inventory.....	67
City of Crescent City.....	67
Unincorporated County.....	68
Cost Analysis.....	68
Non-profit Management.....	68
Unit Preservation In The Planning Period.....	68
EMERGENCY & HOMELESS SHELTER NEEDS.....	68
Background	68
Need.....	71

VACANT LAND & DEVELOPMENT SITES

VACANT LAND STUDY - UNINCORPORATED

DEL NORTE COUNTY.....	75
Vacant Development Lands.....	75
Coastal Zone Areas.....	76
Redevelopment Areas.....	78
Special Needs.....	78
VACANT LAND STUDY - CITY OF CRESCENT CITY.....	80
Vacant Development Lands.....	80
Redevelopment Possibilities.....	80
Special Needs.....	80
SURPLUS LANDS.....	83
HOMELESS SHELTER LANDS.....	84
Emergency Shelter	84
Transitional Shelter.....	84
Shelter Location.....	85

SERVICES.....	88
Sewage.....	88
Water.....	89

DEVELOPMENT CONSTRAINTS

STATE AND FEDERAL GOVERNMENTAL CONSTRAINTS.....	90
Land Ownership.....	90
Regulations.....	90
Fees and Exactions.....	92
Funding Policies.....	92
LOCAL CONSTRAINTS.....	93
Land Use Policies.....	93
Codes and Enforcement.....	97
On/off-site Improvements.....	97
County.....	97
City.....	98
Fees and Exactions.....	99
Processing Time.....	102
Funding.....	102
NONGOVERNMENTAL CONSTRAINTS.....	104
Land Costs.....	104
Site Development Costs.....	104
Financing Costs.....	104
Construction Costs.....	105
Total Costs.....	106
Other Factors.....	106

GOALS, POLICIES, & OBJECTIVES 1992-1997

GOAL 1.....	111
POLICIES.....	111
1.1 Program.....	112
1.2 Program.....	112
1.3 Program.....	113
GOAL 2.....	114
POLICIES.....	114
2.1 Program.....	115
2.2 Program.....	115
2.3 Program.....	116

2.4 Program.....	116
GOAL 3.....	117
POLICIES.....	117
3.1 Program.....	118
3.2 Program.....	118
3.3 Program.....	119
3.4 Program.....	119
3.5 Program.....	120
3.6 Program.....	120
3.7 Program.....	121
3.8 Program.....	121
3.9 Program.....	122
3.10 Program.....	122
3.11 Program.....	123
GOAL 4.....	124
POLICIES.....	124
4.1 Program.....	125
4.2 Program.....	125
4.3 Program.....	126
4.4 Program.....	126
GOAL 5.....	127
POLICIES.....	127
5.1 Program.....	127
GOAL 6.....	128
POLICIES.....	128
6.1 Program.....	128

List of Persons Consulted

Appendix A - Regional Needs Plans

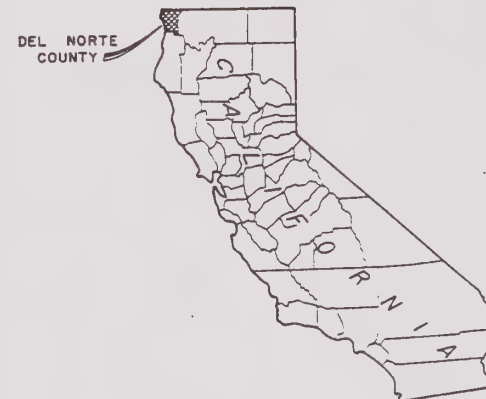
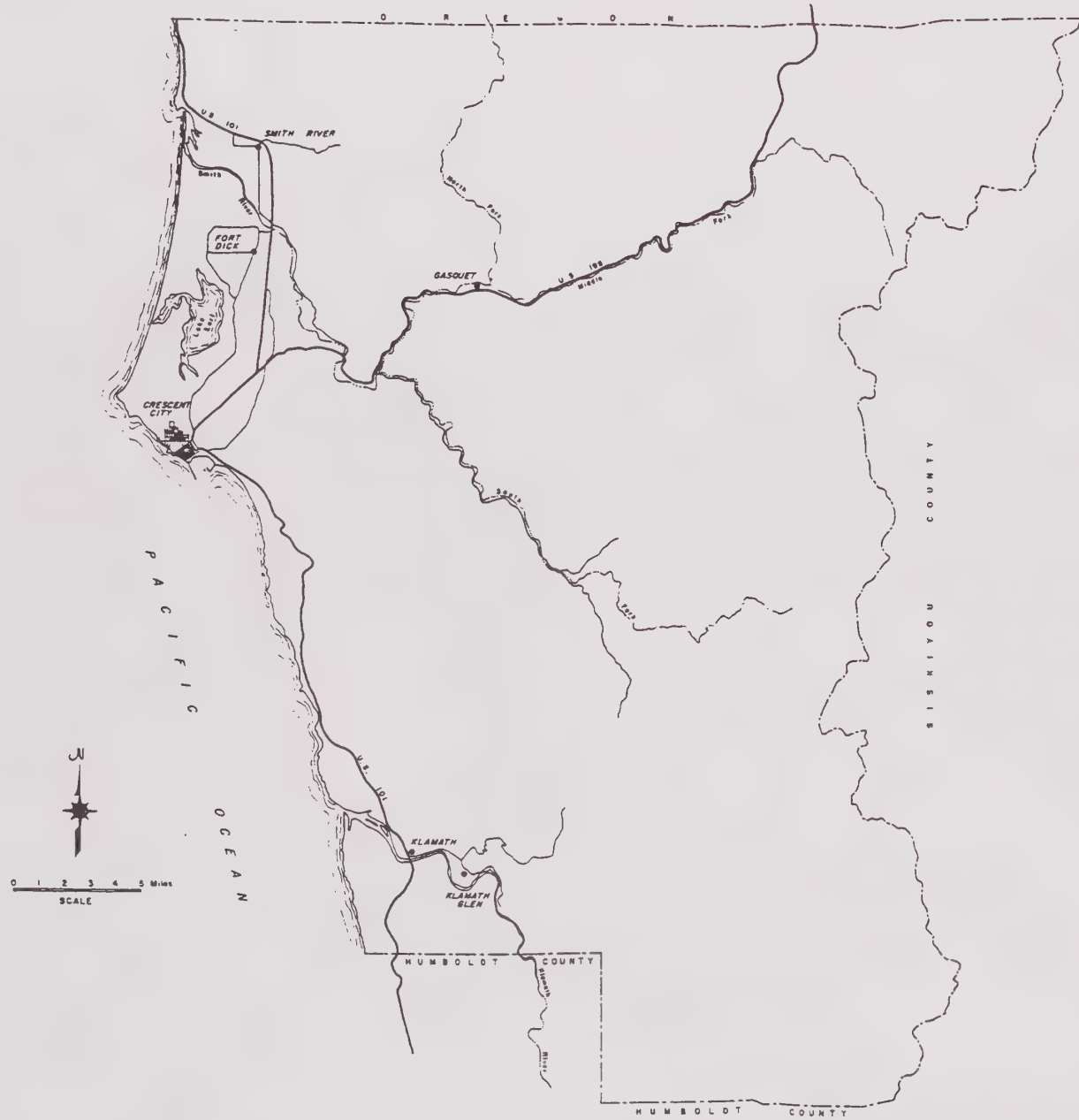
Appendix B - Homeless Shelter Survey

Appendix C - Vacant Land Studies

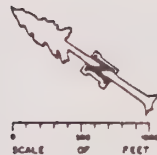
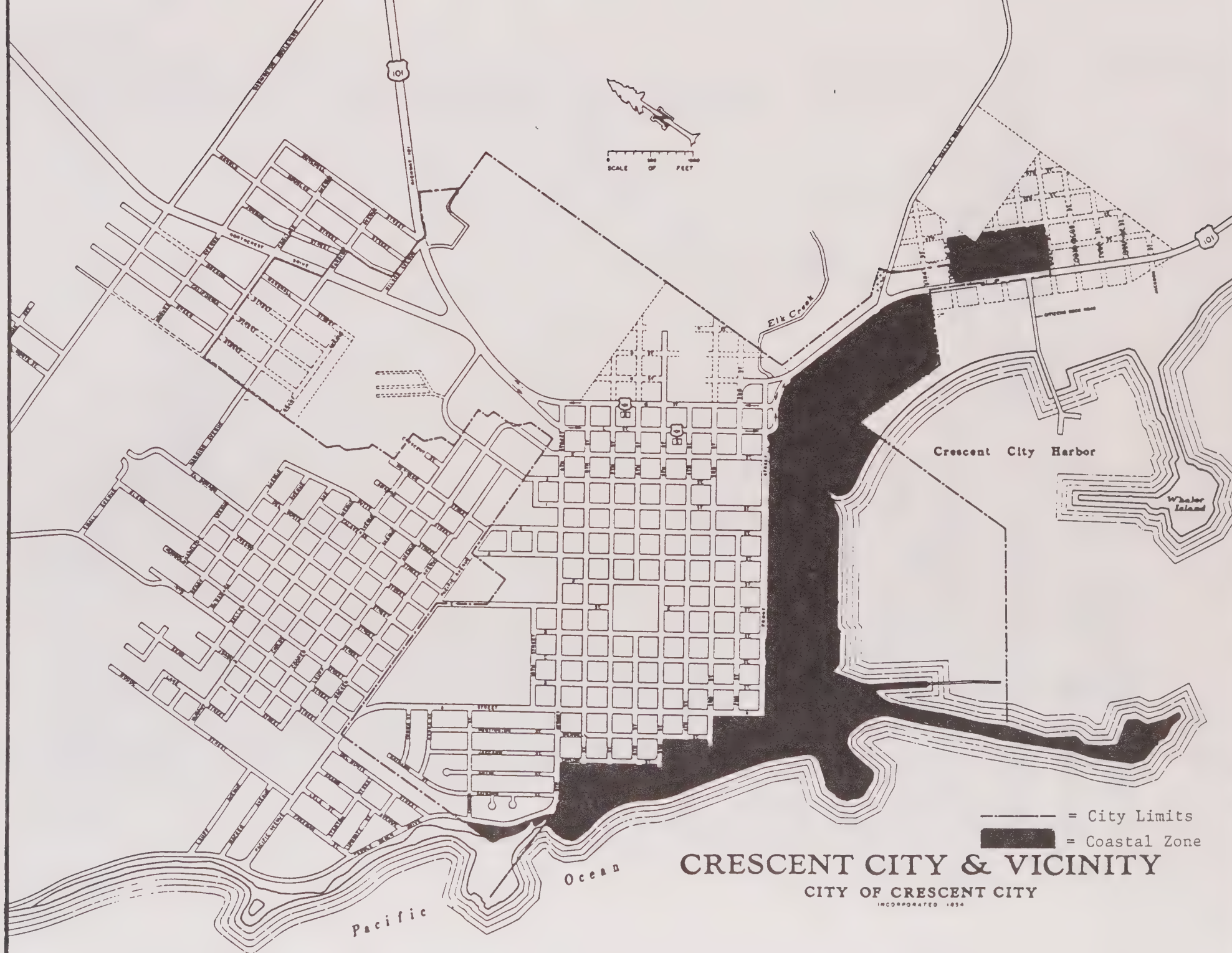
Appendix D - Citizen Participation

Appendix E - General Plan Consistency

Appendix F - Environmental Review



LOCATION MAP



Crescent City Harbor

Whaler Island

Ocean

Pacific

CRESCENT CITY & VICINITY

CITY OF CRESCENT CITY

INCORPORATED 1854

- = City Limits
- = Coastal Zone

COMMUNITY BACKGROUND

INTRODUCTION

Section 65300 of the California Government Code requires each planning agency to prepare and each local legislative body to adopt a comprehensive, long-term general plan for the physical development of the County or City. Each plan is required to contain nine elements which are to address land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways and safety.

In 1975-76, a joint General Plan was prepared for the County of Del Norte and the City of Crescent City which included the above mandated elements. Subsequent to adoption of the Plan in early 1977, Housing Element guidelines were adopted by the State. In 1980, the guidelines were updated, and a statute was enacted requiring review and revision of the Housing Element every 5 years with the first revision to be completed by July 1, 1984. During 1983, the City and County Planning staffs met with an appointed Citizens Advisory Committee - and with the help of consultant J. Laurence Mintier - prepared an updated City/County Housing Element. The 1984 Housing Element was adopted by the City on January 23, 1984 and by the County on February 6 of the same year. A copy was sent to the State Department of Housing and Community Development on March 7, 1984. In June of that year State statutes were again changed, and the date for the next revision of the document was changed to July, 1992. In July 1991, the City and County - at the request of State staff - updated the regional needs plan of 1984-89 through 1992 to coincide with the extended revision dates.

During 1991-92 City and County staff worked on the updated 1992 Housing Element. Community Block Grant funds were utilized for basic data studies addressing topics such as housing conditions, building activity, and data from the 1990 Census and local agencies was collected. A housing Advisory committee - jointly appointed by the City Council and County Board of Supervisors - assisted in the review and compilation of the document. (Additional details about the Committee can be found in Appendix D.) A Housing Needs Study addressing Community and Housing background during the 1984-1990 period and projecting Housing Needs for the 1992-97 planning period, was prepared and released for public comment in October, 1991. Subsequently, an analysis of lands available to meet the projected 1991-97 needs, identification of development constraints, and a proposal of new goals and programs were developed into this draft document.

The draft document was prepared pursuant to the guidelines of the State Housing and Community Development Department and was submitted to that department for review. Final changes in the draft were made in response to State comments; and a letter

indicating that the changes brought the document into compliance with State guidelines was received (see Citizen Participation appendix). A Negative Declaration was prepared, and a final Draft 1992-1997 Housing Element was reviewed by the City and County Planning Commissions, the City Council, and The County Board of Supervisors. The Crescent City City Council adopted the 1992-1997 Housing Element on August 17, 1992, and the County of Del Norte Board of Supervisors adopted it on August 24, 1992.

POPULATION GROWTH TRENDS

After remaining virtually stable from 1930 to 1940, the population of Del Norte County doubled between 1940 and 1950, then doubled again between 1950 and 1960. This dramatic growth in population was directly attributable to the expansion of the timber industry to meet the needs of the post-war building boom. Increased mechanization in the timber industry resulted in a drop in the County's population between 1960 and 1970.

Table 1 shows historical population growth for Del Norte County and Crescent City. The data for 1930 - 1970 is from the U.S. Bureau of the Census and 1975 - 1990 data is from the California Department of Finance.

Growth in the government employment sector and a continual interest by retired and semi-retired people in the Northcoast area has caused the county population to increase since the 1970's, surpassing the 1960 peak by 1980. From 1980 to 1990, the population of the county increased by 22% with most of that growth occurring after 1988.

This recent population increase is a direct result of the new Pelican Bay State Prison. Not only did new prison employees move into the county (approximately 80% of prison employees are from out of the area), but also, the inmates at the prison are included in the Census figures. The prison also triggered other growth and development. New businesses have opened, providing more jobs and stimulating the construction industry. The construction industry has also benefited from increased demands for housing.

Table 2 shows population projections for the county with 1990 census data as the bench figure. Projections for 1995 and 2000 are based on 190% occupancy of the Prison. Currently the prison is at 125% occupancy; however, it is expected to reach 190% by 1995. These projections have taken into account direct population increases (such as prison employees and inmates), as well as indirect increases.

Chart 1 illustrates the data in both Tables 1 and 2.

Table 3 shows the distribution of County population for 1980, 1983, and 1990; however, some of the information was unavailable for 1990.

Table 4 compares the age structure of Del Norte County and Crescent City with that of California. The County and City have a slightly higher percentage of people 65+ years than the State; however, the median age, which is 30-34 years, is the same for the State, County, and City.

As shown in Table 5, minorities in the County include Native Americans (1,494), Blacks (858), Asians (450), and Others (448). Included in these figures are 2,414 persons of Hispanic origin from all racial backgrounds. These figures are based upon the 1990 Census and include those minorities who are housed in the Pelican Bay State prison. It should be noted that approximately 25% of the Asians, 50% of the Hispanics and 90% of the Blacks in the County are prison inmates. Del Norte County traditionally has only a small portion of its population in ethnic minorities.

The minority population for the prison has shown a considerable increase from the time the Census count was taken. This is because the prison was not at full capacity at the time of the count. As of July 30, 1991 the prison population included Blacks (1212), Asians (3), Native Americans (29), Hispanics (1184), and Others (109). The current minority population at the prison now exceeds that which was counted during the 1990 Census for the entire county (which included both county residents and those housed at the prison).

TABLE 1
HISTORICAL POPULATION GROWTH

<u>YEAR</u>	<u>DEL NORTE COUNTY</u>	<u>CRESCENT CITY</u>
1930	4,739	1,720
1940	4,745	1,363
1950	8,476	1,706
1960	17,771	2,958
1970	14,580	2,586
1971	14,900	2,650
1972	15,250	2,740
1973	15,400	2,780
1974	15,750	2,840
1975	16,200	2,790
1976	16,300	2,810
1977	16,800	2,780
1978	17,600	2,910
1979	17,700	3,010
1980	18,217	3,075
1981	18,579	3,141
1982	18,653	3,114
1983	18,601	3,168
1984	18,550	3,307
1985	18,442	3,281
1986	19,024	3,388
1987	19,467	3,462
1988	19,738	3,434
1989	20,382	3,420
1990	23,460	4,380

SOURCES: U.S. Census Bureau, Decennial Census California Department of Finance, Report I 70-80 (March 1982), and Population and Housing Estimates (1983 - 1990).

TABLE 2
POPULATION PROJECTIONS FOR DEL NORTE COUNTY

	<u>1990</u>	<u>1995</u>	<u>2000</u>
POPULATION	23,460*	27,600**	27,700**

SOURCES: *California 1990 Population Totals, Bureau of the Census.

**California Department of Finance, Projections prepared by Del Norte County Planning Department with assistance from California Department of Corrections and California Department of Finance, figures at 190% occupancy of prison.

TABLE 3
POPULATION DISTRIBUTION

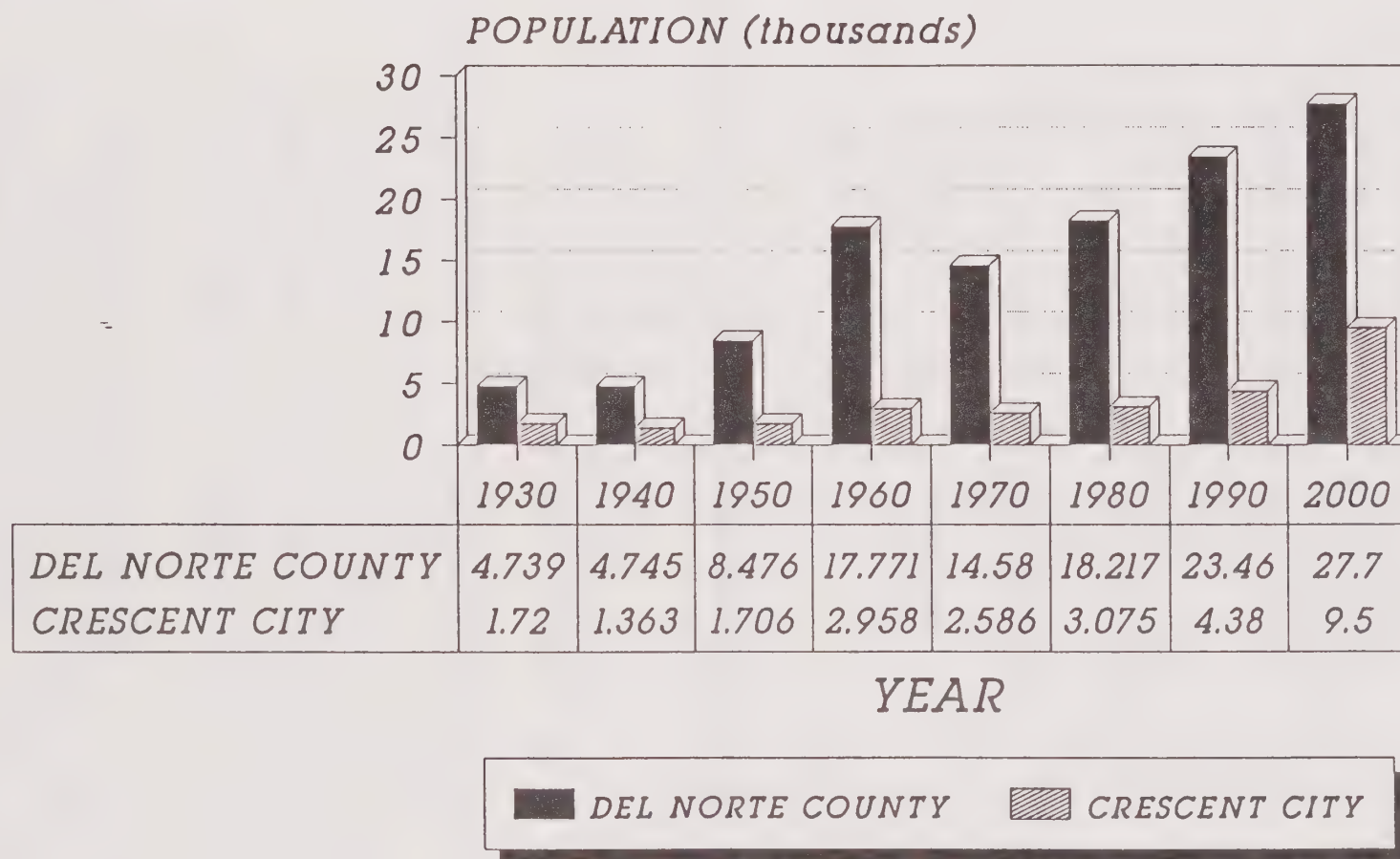
	<u>1980</u>	<u>1983</u>	<u>1990</u>
Crescent City (Incorp.)	3,075 (16.9%)	3,168 (17.0%)	4,380 (18.6%)
Crescent City (Unincorp.)	9,524 (52.3%)	9,724 (52.3%)	N/A
Smith River/Hiouchi/ Gasquet	4,200 (23.0%)	4,259 (22.9%)	N/A
Klamath	1,418 (7.8%)	1,450 (7.8%)	N/A
TOTAL	18,217 (100%)	18,601 (100%)	23,460 (100%)

SOURCES: U.S. Census Bureau, 1980 Census.

California Department of Finance, Population and Housing Estimates, April 29, 1983.

U.S. Census Bureau, 1990 preliminary Census figures.

CHART 1 POPULATION GROWTH



SOURCES: U.S. Census Bureau; CA DOF;
Del Norte Planning w/asslt. DOF & DOC

Proj. include prison-City/County

TABLE 4A
1990 AGE STRUCTURE

<u>Age Group</u>	<u>Del Norte Co.</u>	<u>Crescent City</u>	<u>California</u>
0-4	1,738 (7.41%)	386 (8.81%)	(8.06%)
5-17	4,589 (19.57%)	979 (22.36%)	(17.99%)
18-64	14,098 (60.09%)	2,406 (54.93%)	(63.42%)
65+	3,035 (12.94%)	609 (13.90%)	(10.54%)
Median Age	30-34 years	30-34 years	30-34 years

SOURCE: U.S. Census Bureau, 1990 (STF 1).

TABLE 4B
1980 AGE STRUCTURE

<u>Age Group</u>	<u>Del Norte Co.</u>	<u>Crescent City</u>	<u>California</u>
0-4	1,529 (8.4%)	303 (9.9%)	(7.2%)
5-17	3,685 (20.2%)	560 (18.2%)	(19.8%)
18-64	10,795 (59.3%)	1,799 (58.5%)	(62.8%)
65+	2,208 (12.1%)	413 (13.4%)	(10.2%)
Median Age	31 years	28.8 years	29.9 years

SOURCE: U.S. Census Bureau, 1980 Census (STF 1).

TABLE 5A
1990 RACE AND ETHNICITY

	<u>Del Norte Cnty</u> <u>(Total)</u>	<u>Crescent City</u> <u>(Incorporated)</u>	<u>Del Norte Cnty</u> <u>(Unincorporated)</u>
White	20,210 (86.2%)	3,914 (89.4%)	16,296 (87.5%)
Black	858 (3.7%)	27 (0.6%)	829 (3.5%)
Indian	1,494 (6.4%)	229 (5.2%)	1,265 (5.4%)
Asian	450 (1.9%)	137 (3.1%)	313 (1.3%)
Other	448 (1.9%)	73 (1.8%)	375 (2.3%)
<u>TOTAL</u>	<u>23,460</u>	<u>4,380</u>	<u>19,080</u>
Hispanic	2,414 (10.3%)	334 (7.6%)	2,080 (8.8%)

SOURCE: U.S. Census Bureau, 1990 (STF 1).

TABLE 5B
1980 RACE AND ETHNICITY

	<u>Del Norte Cnty</u> <u>(Total)</u>	<u>Crescent City</u> <u>(Incorporated)</u>	<u>Del Norte Cnty</u> <u>(Unincorporated)</u>
White	16,004 (87.9%)	2,755 (89.6%)	13,249 (87.5%)
Black	52 (0.3%)	11 (0.4%)	41 (0.3%)
Indian	1,301 (7.1%)	198 (6.4%)	1,103 (7.3%)
Asian	83 (0.5%)	23 (0.7%)	60 (0.4%)
Other	777 (4.3%)	88 (2.9%)	689 (4.6%)
<u>Total</u>	<u>18,217</u>	<u>3,075</u>	<u>15,142</u>
Spanish Origin	1,018 (5.6%)	151 (4.9%)	867 (5.7%)

SOURCE: U.S. Census Bureau, 1980 (STF 1).

TABLE 6
SEASONAL UNEMPLOYMENT RATES
DEL NORTE COUNTY
(Percent Unemployed)

<u>YEAR</u>	<u>HIGH</u>	<u>LOW</u>
1980	17.9% (April)	10.5% (Sept.)
1981	26.6% (December)	12.4% (May)
1982	29.1% (March)	19.0% (Sept.)
1983	25.6% (February)	12.8% (October)
1984	24.1% (February)	11.4% (August)
1985	19.0% (February)	11.6% (Sept.)
1986	18.2% (February)	8.9% (Sept.)
1987	15.5% (January)	8.7% (June)
1988	15.5% (March)	9.2% (Sept.)
1989	16.1% (February)	9.6% (August)
1990	16.9% (February)	9.7% (August)

SOURCE: California Employment Development Department.

DEFINITIONS

Unemployment: Comprises all civilians 16 years and over who did not work during the survey week, who made specific efforts to find a job within the past four weeks (prior to the survey), and who were available for work (except for temporary illness) during the survey week. Also included as unemployed are those who did not work at all, but were available for work, and (a) were waiting to be recalled to a job from which they had been laid off for a specific time; or (b) had a new job to go to within thirty days.

Unemployment Rate: The unemployment rate is derived by dividing the number of unemployed by the civilian labor force; the result, expressed as a percentage, is referred to as the “unadjusted unemployment rate.”

ECONOMY

Employment

The timber industry, commercial fishing, and tourism have traditionally been the mainstays of Del Norte County's economy, but government has been the county's major employer in recent years.

The number of wage and salary workers in the county increased from 1980 to 1990 by only 11%. Government employees increased by 45%, services by 39%, and retail trade by 37%. These increases were partly balanced out by a 190% decrease in lumber and wood products workers. Government (including the unified school district) is the number one employer by a large margin. The new Pelican Bay State Prison is mostly responsible for the increase in government employees in 1990. Approximately 80% of these new employees relocated to Del Norte County, while only 20% were local.

The fishing industry has remained relatively stable, though the highly publicized salmon fishery declined substantially in 1990. As always, there are high and low years for various species, but for the most part, crab, shrimp, and bottom fish catches have been good.

In the 1984 Housing Element, the state expected construction and mining employment to show significant gains due to the Cal-Nickel mining project. This project was never realized.

The construction of the prison did cause a temporary construction boom in 1988 and 1989. The number of employees in construction for 1990 and 1991 dropped considerably; however, it still remained 2-3 times higher than the 1987 figures. The influx of people in the county has created a demand for new housing and services, thus maintaining a high level of employment in the construction industry.

TABLE 7
ANNUAL UNEMPLOYMENT RATES
FEDERAL - STATE - COUNTY
(Percent Unemployed)

<u>YEAR</u>	<u>FEDERAL</u>	<u>STATE</u>	<u>COUNTY</u>
1980	7.1%	6.8%	14.0%
1981	7.6%	7.4%	16.5%
1982	9.7%	9.9%	21.1%
1983	9.6%	9.7%	18.9%
1984	7.5%	7.8%	16.3%
1985	7.2%	7.2%	14.8%
1986	7.0%	6.7%	13.0%
1987	6.2%	6.8%	11.9%
1988	5.5%	5.3%	12.4%
1989	5.3%	5.1%	12.7%
1990	5.5%	5.6%	12.6%

Sources: U.S. Department of Labor, Bureau of Labor Statistics, Labstat Series Report, 1/16/91.

California Employment Development Department, CA Civilian Labor Force Annual Averages Report LF 101, December 1990.

California Employment Development Department, Annual Planning Information - Del Norte County, June 1990.

TABLE 8
WAGE AND SALARY EMPLOYMENT
FOR DEL NORTE COUNTY

	<u>1980</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990*</u>	<u>1991*</u>
Wage and Salary Workers (Total)	6,025	5,100	5,025	5,250	5,725	6,275	6,675	6,975
Agricultural Wage and Salary	500	450	450	425	500	500	500	525
Non-Agricultural Wage and Salary	5,525	5,100	5,025	5,250	5,225	5,775	6,175	6,450
Construction and Mining	75	100	75	75	450	750	200	225
Manufacturing (Total)	1,625	1,025	950	900	925	825	825	850
Lumber and Wood Products	1,450	800	725	700	600	500	500	500
Food and Kindred Products	150	200	200	175	250	275	250	275
Other Manufacturing	25	25	25	25	75	75	75	75
Transportation and Public Utilities	300	250	275	250	225	250	250	250
Retail Trade	950	850	875	1,100	1,125	1,200	1,300	1,350
Wholesale Trade	75	75	75	75	50	75	75	75
Finance, Insurance, and Real Estate	125	125	100	125	125	125	125	125
Services	775	800	1,000	1,025	975	1,050	1,075	1,125
Government	1,600	1,400	1,225	1,300	1,350	1,525	2,325	2,450
Federal	200	150	150	150	150	150	N/A	N/A
State	200	225	225	250	225	350	N/A	N/A
Local and Education	1,225	1,025	825	900	950	1,000	N/A	N/A

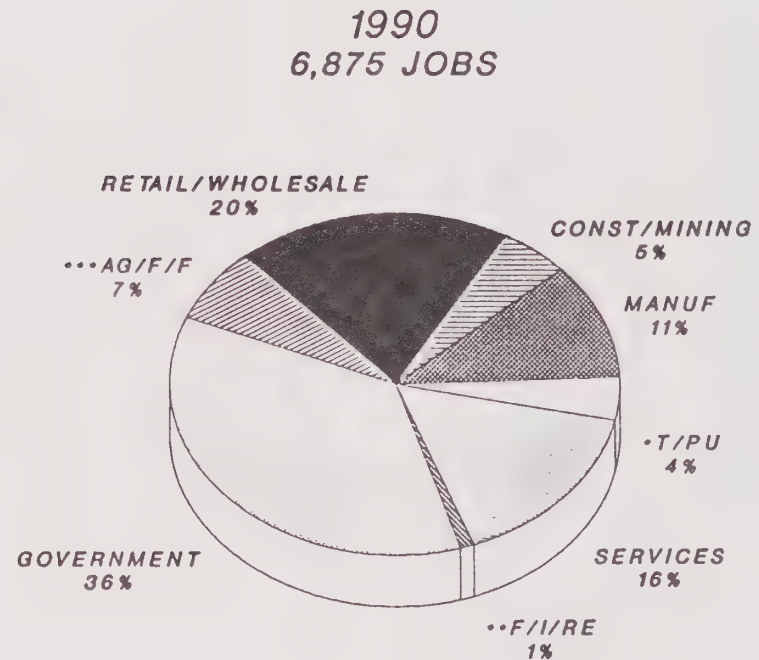
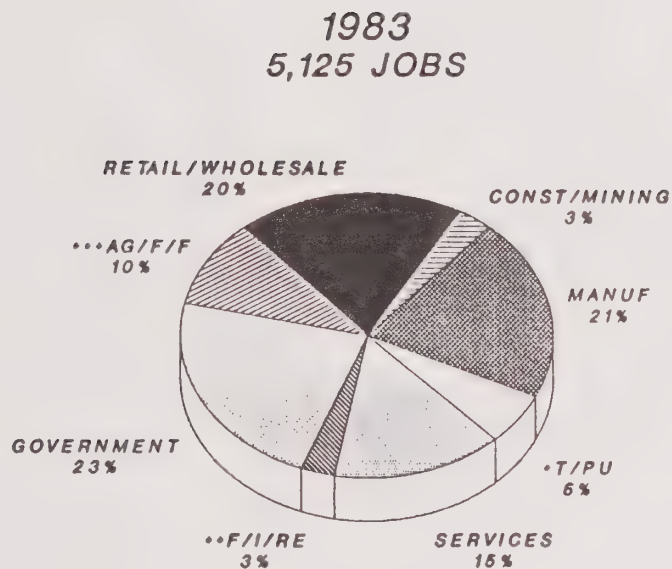
SOURCE: California Employment Development Department, Annual Planning Information, Del Norte County June 1990.

*Projections

CHART 2

WAGE & SALARY EMPLOYMENT by sector

Del Norte County, 1983 & 1990



SOURCE: STATE OF CALIFORNIA EDD

•TRANS. & PUBLIC UTILITIES; ••FINANCE, INS. REAL ESTATE; •••AG., FOREST, FISHING

Income

High unemployment and the high number of retirees living on fixed incomes have been major factors pushing personal income figures for the county well below state levels.

The 1990 Median household income for Del Norte County is \$27,400, 64% of the California median income and 87% of the non-metropolitan California median. From 1984 - 1990, the annual unemployment rate for Del Norte County has averaged 213% of the State's Average. The Del Norte County social services assistance programs have had an increase in the number of cases; however, the increase is not significant.

TABLE 9
1990 INCOME LIMITS BY PERSONS IN FAMILY
DEL NORTE COUNTY

<u>INCOME GROUP</u>	<u>NUMBER OF PERSONS</u>				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Very Low Income	\$10,400	\$11,900	\$13,350	\$14,850	\$16,050
Lower Income	\$16,450	\$18,800	\$21,150	\$23,500	\$24,950
Median Income	\$20,600	\$23,500	\$26,450	\$29,400	\$31,250
Moderate Income	\$24,700	\$28,200	\$31,750	\$35,300	\$37,500

1990 MEDIAN INCOME COMPARISON

Del Norte County	Non-Metro Calif.	California Total
\$27,400	\$31,400	\$42,700

SOURCE: California Department of Housing and Community Development, Affordability Regulations, February 1990.

TABLE 10
DEL NORTE COUNTY
SOCIAL SERVICES ASSISTANCE PROGRAMS

<u>YEAR</u>	<u>AFDC</u>	<u>FOOD STAMPS</u>	<u>MEDI-CAL</u>	<u>CMSP</u>
1984	778	N/A	308	157
1985	837	1140	346	198
1986	918	1134	426	224
1987	948	1137	398	234
1988	1014	1150	342	220
1989	970	1115	331	225
1990	949	1163	473	300

AFDC: Annual average no. of households receiving Aid to Families
with Dependent Children.

FOOD STAMPS: Annual average of ongoing cases of households receiving
Foodstamps.

MEDICAL: Annual average of people receiving MEDI-CAL services.

CMSP: Annual average of people receiving services from County
Medical Services Program.

SOURCE: Del Norte County Social Services records.

HOUSEHOLDS

According to the 1990 Census, there were 7987 households in the County and 1645 in the City. Based on Census populations of 23,460 and 4,380 the average household size for the County and City respectively is 2.94 and 2.66 persons.

In viewing the data more closely the average does not give a complete picture of the household situation. Countywide, Non-family households, generally single people, comprised 28% of the households. Married Couple Families where no one was under 18 (typically a 2 person home) comprised 31% of the households. Couples with persons under 18 in the family were 27% while single-parent households with family members over 18 years old were 3% of the households. Single parent families were 11%.

Taking these more specific figures and adjusting the population based on the assumptions that individual households consist of one person and couples/no member under 18 are two persons, the average of the remaining population and households (ie. families with members under 18) is estimated at 3.75 persons per household County and 4.29 persons in the City.

The majority of the households in the County and City are headed by working age persons. In the County, those 65+ head 25% of the households while ages 25-44 and 45-64 comprise 41% and 29% respectively. The 15-24 age group are 5% of the household heads. The City is similar with 25% in the 65+ age group, 44% and 24% for the 25-44 and 45-64 aged head of household and 8% in the 15-24 age group.

HOUSING BACKGROUND

HOUSING STOCK

Building and Demolition Activity

Table 11 summarizes building activities in the City and County during the 5 year period from 1985 through 1989. This data is based upon manual and computer records and reports made by the City and County from their building permit records. The table indicates not only the number of new units created but the number demolished and the number of mobilehome park units replaced (not counted as new units). Additional data regarding the years 1984 and 1990 can be found in the Housing Needs section.

Countywide growth in the last half of the decade included 1267 new housing units (net) with 93% (1184 units) of this growth occurring in the County and 7% (83 units) in the City.

TABLE 11
DEL NORTE COUNTY - CITY OF CRESCENT CITY
BUILDING ACTIVITY - 1985 THROUGH 1989

Year	SFU	MFU	MHPK	MHU	Total	MHPK Replace	Demolition of SF	Demolition of MHPK
UNINCORPORATED COUNTY*								
1985	41	0	5	41	87	29	8	0
1986	29	0	2	71	102	27	9	0
1987	135	330	13	145	623	48	13	0
1988	68	4	19	79	170	46	8	41
1989	126	0	26	140	292	33	11	0
Total	399	334	65	476	1274	183	49	41
minus demolitions	-	-	-	-	-90	-	-	-
net gain	-	-	-	-	1184	-	-	-
CITY OF CRESCENT CITY**								
1985	2	0	0	0	2	1	0	0
1986	1	0	0	0	1	1	0	0
1987	0	35	0	0	35	1	3	0
1988	8	36	0	0	44	3	0	0
1989	2	4	0	0	6	5	2	0
Total	13	75	0	0	88	11	5	0
minus demolitions	-	-	-	-	-5	-	-	-
net gain	-	-	-	-	83	-	-	-
TOTAL COUNTY								
1985	43	0	5	41	89	30	8	0
1986	30	0	2	71	103	28	9	0
1987	135	365	13	145	658	49	16	0
1988	76	40	19	79	214	49	8	41
1989	128	4	26	140	298	38	13	0
Total	412	409	65	476	1362	194	54	41
minus demolitions	-	-	-	-	95	-	-	-
net gain	-	-	-	-	1267	-	-	-

SFU = Single Family Units; MFU = Multiple Family Units; MHPK = Mobilehome Park spaces; MHU = Mobilehome Units (non-park).

SOURCES: *Del Norte County computerized building permit records and Census report data. **City of Crescent City Dept. of Finance 101 reports and building records.

Housing Stock Composition

Tables 11, 12 and 13 indicate the changes which have occurred in the number and type of housing stock during the last decade based upon Local, State and Census information. The categories of housing type are a general reflection of the categories used by state and federal reports. These are:

- * Single Family Units (SFU)- consisting of conventionally constructed unattached residences and attached (townhouse condominium type) units.

- * Multi-Family Units (MFU)- consisting of conventional duplexes and multiple unit complexes.

- * Mobilehome Units (MHU and MHPK)- consisting of all mobilehomes (in the case of the Census all “other” units are also included); although local information is often distinguished by sub-categories of units in mobilehome parks and those outside of parks on individual parcels.

Table 13 compares the pre-Census report of the State Department of Finance (DOF) for January 1, 1990 (released in 1990) to local counts which use the DOF 1985 report as a base and adds the Table 12 data. Also included are the total figures from the 1990 Census as reported by the DOF in May, 1991. A comparison of the Local figures and the DOF-1990 figures indicate close agreement on all but multifamily units in the unincorporated County area. This has been determined to be a result of erroneous building permit reporting of units in multiple-unit apartment buildings on the part of the County to the State.

There are larger differences between the Local/State DOF 1990 figures and the 1990 Census figures. These include a report of 757 less units in the unincorporated area than the Local figure and 264 more units in the City than the Local figure. Unit by type breakdowns also reflect major differences such as 71 less multifamily units in the unincorporated area from 1980; 216 new single family units in the City; and, 164 additional mobilehomes in the city. If these figures are accurate and they are compared to the building records of the last half of the decade (Table 12), significant change in the community during 1980-85 must be implied. There are, however, no records to support the demolition of 405 multi-family units in the unincorporated area nor the construction of 203 residences and 164 mobilehomes in the City during the first half of the decade. The Census figures are the official figures for use in tax distribution, publications, applications, etc.; however, the *Local: 1990* figures are utilized herein for the purposes of discussion and analysis. This

represents the most detailed information available and reflects actual countywide development, which is the most consistent for comparison and is in close agreement with the State's pre-Census records.

TABLE 12
1990 HOUSING STOCK
COMPARISON OF LOCAL, STATE AND FEDERAL COUNTS

UNINCORPORATED COUNTY

Report	SFU	MFU	MH	Total Units
DOF 1985	4363	562	1888	6813
TABLE 11	399	334	541	1274
(demolitions)	(49)		(41)	(90)
Local: 1990	4713	896	2388	7997
DOF: 1990	4727	562	2327	7616
Census: 1990	4276	441	2495*	7312

CRESCENT CITY

Report	SFU	MFU	MH	Total Units
DOF 1985	812	599	65	1476
TABLE 11	13	75	0	88
(demolitions)	(5)			(5)
Local: 1990	820	674	65	1559
DOF: 1990	816	672	76	1564
Census: 1990	945	626	208*	1779

COUNTYWIDE

Report	SFU	MFU	MH	Total Units
Local: 1990	5533	1570	2453	9556
DOF: 1990	5543	1234	2403	9180
Census: 1990	5321	1067	2703*	9019

-SFU = Single Family Units -MFU = Multiple Family Units -MH = Mobile Units (all types)

-*Census includes "other" types of housing under mobilehomes

-DOF = California State Department of Finance

-TABLE 11 of this report is Building Activity 1985-1989 based on local records.

-Census data is based on State Census Data Center information STF1 1990 Census.

As Table 13 indicates there has been a countywide downward shift in the proportion of conventional single family units from 64% to 58% of the stock with correlated increases in multi-family (14% to 16%) and mobilehome units (22% to 26%) during the same time period. This -6% shift in single family share of the total is more than the statewide -2.2% shift outlined in the California Statewide Housing Plan (CSHP) from 62.4% in 1980 to 60.1% in 1989 (Table III-13 October, 1990). However, the overall percentage of single family units is close to the state average. It should also be noted that the local downward shift in single-family units does not represent a move away from single residential lot ownership since the number of mobilehomes on single lots was significantly higher.

The countywide 26% share of mobilehome units in 1990 was significantly greater than the states share of 4.4% in 1989. Table 12 illustrates that 88% of the new mobilehomes in the 1985-90 period were units placed on individual lots rather than in mobilehome parks. This number exceeded the net number of conventional single family units built at the same time by 129 units. This indicates that while there is a shift in conventionally built homes, local development policies have provided for continued land ownership rather than a shift to rental situations. Multifamily units did increase during the decade although the 16% share of the countywide housing stock in 1990 does not compare to the 1989 statewide share of 34.9%.

Viewed individually the housing stock of the City of Crescent City followed the downward shift in single family units from 56% in 1980 to 53% in 1990 while apartments increased from 40% to 43%. Mobilehomes comprised 4% of the 1990 share of housing units in the city. The unincorporated County followed the single family trend from 66% of all unincorporated are units in 1980 to 59% in 1990. Multifamily rose from 8% to 11% while mobilehomes increased from 26% to 30%.

TABLE 13
COMPOSITION OF HOUSING STOCK
1980, 1983, 1990

	1980*			1983**			1990***			**** CALIFORNIA	
	Del Norte County	Crescent City	County Unincorporated	Del Norte County	Crescent City	County Unincorporated	Del Norte County	Crescent City	County Unincorporated	1980	1990
Single Family Units	4709 (64%)	729 (56%)	3980 (66%)	5018 (62%)	761 (54%)	4257 (64%)	5533 (58%)	820 (53%)	4713 (59%)	62.4%	60.1%
Multi Family Units	1039 (14%)	527 (40%)	512 (8%)	1157 (14%)	595 (42%)	562 (8%)	1570 (16%)	674 (43%)	896 (11%)	33.4%	34.9%
Mobile Homes	1622 (22%)	44 (3%)	1578 (26%)	1918 (24%)	65 (5%)	1853 (28%)	2453 (26%)	65 (4%)	2388 (30%)	4.2%	4.4%
Total	7370 100%)	1300 100%	6070 100%	8093 100%	1421 100%	6672 100%	9556 100%	1564 100%	7997% 100%	100%	100%

SOURCES: *U.S. Census Bureau, 1980 Census (STF 3) does not include vacant seasonal units. **California Department of Finance, Population and Housing Estimates (4/29/83) includes vacant seasonal units. ***California Department of Finance, Population and Housing Estimates (1/1/85), (4/86), and Table 12 (4/10/91). ****California Statewide Housing Plan Update Table 111-13 October 1990.

Geographic Distribution

The 1984 Housing Element utilized both the 1980 Census information regarding distribution of housing throughout the county by numbers and type of unit (Table 10-1984 HE) and the State unit distribution estimates in the 1983 Needs Plan. Since specific 1990 Census data is not yet available a combination of information has been utilized to extrapolate the distribution of units for 1990. This includes arriving at a base distribution of housing units and types in 1985 by applying percentage factors from 1980/1983 Census and Housing Need documents to the Department of Finance housing unit data for 1985 (shown in Table 13). The local building permit data (totals shown in Table 13) was broken down by type and location and added to the extrapolated 1985 base data. The result is shown under the 1990 column of Table 14.

All locations and unit types experienced a numeric increase during the 1980-1990 decade. Overall, the unincorporated Crescent City area increased its share of countywide housing from 52% in 1980 to 54.7% in 1990. All other areas decreased in percentage share. The City of Crescent City decreased from 17.8% to 16.3% of the countywide number of units. Smith River/Hiouchi/Gasquet decreased from 23% to 22.3%. Klamath went from 7.2% to 6.7%.

A shift in the share of multi-family housing also occurred over the decade. In 1980 the City contained 51.2% of the multi-family units and the unincorporated County 48.8%. The 1990 figures indicate a reduction in City share of multi-family to 42.9% with an increase in the unincorporated area to 57.1%. In the latter case 37.8% is in the unincorporated Crescent City area with 14.9% and 4.3% in the Smith River/Hiouchi/Gasquet and Klamath areas respectively.

Tenure

Tenure is the factor which indicates whether a unit is owned or rented by its occupant. The characteristics of owners and renters are as varied as the types of units available however factors such as age, income and family size often determine whether an occupant rents or owns.

The California Statewide Housing Plan (CSHP) indicates ownership increased in California after WWII and peaked in 1960 with a 58.4% rate. This figure decreased to 55.9% in 1980 and is shown as 54.2% in 1989 (CSHP 1990 Table III-1). While there were several factors identified as favorable for ownership in the 1980's the largest unfavorable influence prevailed: namely, high purchase costs. The national home-ownership rate also dropped about 2% from a 1980 rate of 64.4%. It is indicated that this decline has primarily been

in ownership among households under the age of 45 although no correlation to aging of the population in general (“baby boom”) is addressed.

The 1980 Census indicated Countywide home-ownership was 67% with 33% renters. Rates in the City of Crescent City were 44% owners with 56% renters while the unincorporated County was 72% owners and 28% renters. The Draft Housing Needs Plan prepared by the State for this report indicates no change in these figures for its 1990 based pre-Census estimates. Figures from the 1990 Census indicate a slight shift towards renters in the unincorporated County area with 65% owners and 35% renters while the City shifted slightly towards ownership with 46% owners and 54% renters. These changes resulted in a 5% Countywide shift away from ownership with 62% owners and 38% renters.

Although there has been a statewide shift away from ownership and the City ownership rate of 46% falls below the State rate of 54.2%, the unincorporated County rate of 65% and the overall Countywide rate of 62% show an overall higher rate of home-ownership than the state average.

State figures indicate that ownership is increasingly associated with older persons. The 1990 Census figures indicated that of all head of households Countywide 5% were age 15-24; 42% were age 25-44; 28% were age 45-64; and, 25% were age 65 or older. In the unincorporated County ownership was almost equally divided between those 25 or older with 1%, 33%, 34%, and 32% for the groups respectively. In the same area, 24% of the 15-24 age group were owners; 52% of the 25-44 age group were owners; 76% of the 45-64 age group were owners; and, 83% of the 65+ age group were owners. Ownership within the City was significantly lower although the distribution of ownership by age was similar to the County with 2%, 39%, 30% and 29% for the respective groups. In the City, 13% of the 15-24 age group own; 40% of the 25-44 age group own; 57% of the 45-64 age group own; and, 56% of the 65+ age group own. At this time the most significant group affecting development in the next decade is the group aged 25-44 which currently rent and comprise 56% of all renters countywide. Although some attrition of homeowners aged 65+ can be expected to provide housing for sale the number of renters in this age group exceed the number of older owners. If home-ownership is to continue to be affordable residential lots and homes must be promoted.

TABLE 14
GEOGRAPHIC DISTRIBUTION OF HOUSING UNITS

	1980*				1985*				1990**			
	SFU	MFU	MH	Total	SFU	MFU	MH	Total	SFU	MFU	MH	Total
Crescent City	729	527	44	1300	812	599	65	1476	820	674	65	1559
Crescent City Unincorporated	2640	268	890	3798	2932	300	1067	4299	3182	594	1451	5227
Smith River/Hiouchi/Gasquet	1028	174	484	1686	1143	194	579	1916	1241	234	653	2128
Klamath	260	61	202	523	288	68	242	598	290	68	284	642
Unincorporated Total	3928	503	1376	6007	4363	562	1888	6813	4713	896	2388	7997
COUNTY TOTAL	4709	1039	1622	7370	5175	1161	1953	8289	5533	1570	2453	9556

SFU = Single Family Units

MFU = Multiple Family Units

MH = Mobile Home Units (all types)

1990 Census not available for comparison

SOURCES: *U.S. Census 1980 (STF3) discrepancies based on sample reporting. **Estimates based on Table 10 Del Norte County/Crescent City Housing Element 1984 and Table 13, and County Building Department records 1985-1990.

Vacancy

Vacant units are essential to a healthy housing market. Vacancies facilitate mobility and also play an important role in market pricing mechanisms. Too few vacancies can press prices upward while too many vacancies can inhibit investment in both existing unit maintenance and new construction.

There are three types of vacancy data:

- * **“non-market rate”** which is the number of units held as second homes, seasonal units, migratory worker units or units not for sale or rent as a percentage of all units;

- * **“market rate”** is the number of units for sale or rent as a percentage of all occupied and for sale/rent units;

- * **“total rate”** (gross rate) is a total of the other two which includes all vacant units as a percentage of all housing units.

The California Statewide Housing Plan (1990) indicates that a market rate of about 4% balances mobility and investment interests. At the state level it is estimated that a total rate of 6-7% is needed to ensure adequate vacancy levels due to a 2-3% non-market rate. However it is also noted that rural areas which have higher non-market vacancies should have higher total rates to accommodate second homes and/or migratory worker units.

Accurate vacancy rates are difficult to ascertain. Table 15 summarizes the reports of the DOF from 1984 through 1990 for the City, unincorporated County and Countywide. These are total rates. According to the draft Del Norte County Housing Needs Plan 1990-1997 the non-market rates for the City and County in 1990 were 3% and 7.8% respectively. This leaves about 4.6% and 3.4% market rates. It is the conclusion of the Draft 1990 Needs Plan that there is not a vacancy deficiency in the area at the time however planning for future construction must include a continued vacancy factor to provide adequate housing.

While there may be adequate vacancies numerically, an additional factor is the type of vacancies available. With the amount of new construction during the latter 80's and early 90's it is expected that many persons living in substandard or overcrowded rental situations pursued opportunities for better housing. Some vacant units would therefore be expected to be smaller, substandard units.

TABLE 15
HOUSING OCCUPANCY AND VACANCY DATA
1984-1991

	CRESCENT CITY			UNINCORPORATED COUNTY			COUNTYWIDE		
	Occupied Units	Vacant Units	Vacancy Rate (%)	Occupied Units	Vacant Units	Vacancy Rate (%)	Occupied Units	Vacant Units	Vacancy Rate (%)
1984	1354	118	8.02%	5734	1152	14.24%	7088	1070	13.12%
1985	1375	101	6.84%	5861	952	13.97%	7236	1053	12.70%
1986	1391	88	5.95%	5910	957	13.94%	7301	1045	12.52%
1987	1392	89	6.01%	5932	993	14.34%	7324	1082	12.87%
1988	1380	93	6.31%	6077	944	13.45%	7457	1037	12.21%
1989	1403	110	7.27%	6466	913	12.37%	7869	1023	11.50%
1990	1652	127	7.14%	6297	961	13.02%	7949	1088	11.86%
1990*	1645	134	7.53%	6342	970	13.27%	7987	1104	12.14%
1991	1655	128	7.81%	6521	1046	13.82%	8176	1174	12.56%

SOURCE: California Department of Finance, Population and Housing Estimates - annual report 1984-1990; *Revised Department of Finance report base on 1990 Census for 4/1/90.

HOUSING CONDITIONS

Housing Age

The most current Census information regarding housing age in Del Norte County is the 1980 Census which was utilized in the Housing Element of 1984. This information can be updated with the 1990 Census and building and housing stock information shown in Tables 11 and 12 of this document. The 1984 Element indicated that all mobilehomes in the countywide area had been placed since 1960 and that 68% of all 1980 non-mobilehome stock (or 53% of all stock) had been built before 1960. This information was used to calculate the number of units in each decade from 1960 to 1990. An adjustment was then made based upon demolition/replacement permits during the 1980-90 decade which resulted in a decrease in earlier units and in increase in 1980-90 units. The resulting estimates are reflected in Table 16 below.

TABLE 16
AGE OF HOUSING STOCK
(COUNTYWIDE)

<u>Decade</u>	<u>SF/MF</u> <u>Units</u>	<u>%sub-</u> <u>total</u>	<u>MH</u> <u>Units</u>	<u>%sub-</u> <u>total</u>	<u>Total</u>	<u>%</u> <u>Total</u>
pre-1960	3908*	54%	0	0%	3908	40%
1960-70	859	12%	350*	14%	1209	13%
1970-80	981	14%	1078	44%	2059	22%
<u>1980-90</u>	<u>1355*</u>	<u>20%</u>	<u>1025*</u>	<u>42%</u>	<u>2380</u>	<u>25%</u>
sub/totals	7103	100	2453	100	9556	100

SF= Single family MF= Multi family MH= Mobilehome

SOURCE: 1970 and 1980 Census, Tables 11 and 12

* adjusted for demolition/replacement permits

The estimates illustrated in Table 16 indicate a shift in housing stock age during the last decade. Based on these estimates, the percentage of pre-1960 units has dropped from 53% of all stock (68% of non-mobilehome stock) to 40% of all stock (54% of non-mobilehome). This is due to the growth experienced in the last half of the 1980's.

The California Statewide Housing Plan indicates that units less than 10 years old can be considered new while those 30 years or older are generally in poor condition and in need

of replacement or rehabilitation. Using these guidelines it is estimated that 25% of the countywide stock is new while 40% might require replacement or rehabilitation.

An issue not addressed by the State is that of the aging of mobilehome stock. Older units do not have the same longevity as a conventionally constructed unit. Approximately 35% of the 20+ year old stock was replaced during the last decade leaving 14% of the 1990 stock older than 20 years.

Housing Conditions

Housing conditions are a function of age, maintenance and, often, ownership. In addition to the normal aging process, harsh northcoast weather and low incomes which result in limited maintenance and rehabilitation have taken a toll on the condition of housing in the city and county. Generally when a residence falls below good standards of construction (safe structure, energy efficiency, updated wiring, adequate water and sewer etc.) it is considered in need of rehabilitation. Those units which require over 50% of their value for such work are typically candidates for replacement.

In 1981 the California Housing Plan identified a countywide need for the rehabilitation of 1660 units and replacement of 1130 units which the 1984 Housing Element adopted as an objective. This represented 20% for rehabilitation and 14% for replacement or 34% of the total 1984 stock. The 1988 and 1990 California Housing Plans identified the need for rehabilitation/replacement at 33% countywide with 2770 and 2930 total units in each respective year. State Housing and Community Development staff have indicated that the Housing Plan information is based upon formula projections from the 1960 Census which are not adjusted by local permit or assisted program data. This data therefore indicate the need for rehabilitation and replacement of approximately one-third of the countywide housing stock without adjustment for the building activity reported in the late 1980's and without specification as to type (single-family, mobilehome, etc).

In August of 1991, City staff surveyed all housing units (1779 per 1990 Census), within the city limits. Three hundred and seventy-three units (20.9%), were in need of rehabilitation - 33 (8.8%), of which needed replacement. As part of a grant the County Planning Department surveyed its administrative computer records regarding housing stock in early 1991 and found that 1595 units (34%) of the unincorporated area single-family stock were classified for rehabilitation or replacement. Data regarding mobilehome and multifamily stock condition was not available from this source, however the age data in Table 16 and from the 1970 Census indicates that 350 mobilehomes and 549 multifamily units are 20+ years of age. Assuming that all of the latter units are deteriorated,

the total of this local information indicates 2693 units (28% of 1990 local stock count) are in need of replacement or rehabilitation. This is 240 units less than the State projection of 1990.

As in the case of the State figures, it was determined during the local records search that updating of conditions information by permit activity has not been correlated on a consistent basis. There may be an even greater difference in actual conditions due to the recent economic regeneration in the community which resulted in significant residential repair activity by homeowners in addition to the new construction. During the 1985-90 period, 2,813 permits for residential repairs exceeding \$2,000 in value were issued according to City and County building permit activity records. These permits were not assisted by local grant programs and included activities such as new roofs, electrical upgrading, plumbing upgrading, placement or replacement of foundations, siding or window replacement, and structural corrections. In addition, 159 permits were issued under the City and County rehabilitation assistance programs during the same time period.

Table 17 compares the needs projected by the local condition studies with the number of permits issued for rehabilitation alone. Because records were not correlated, it is not possible to assess the exact number of units identified for replacement/rehabilitation with the improvements undertaken unless they were part of an assistance program. However, it is evident that a substantial amount of repair was undertaken in all areas of the City and County and that further database study could demonstrate a reduced rehabilitation/replacement need as a result.

TABLE 17
HOUSING CONDITIONS* AND REHABILITATION PERMIT ACTIVITY
1985-1990

Location	Total units counted	Projected rehabilitation	Rehabilitation assisted	Permits unassisted
Crescent City	812	161	54	241
Crescent unincorp.	3323	670	95	1775
SR/H/G	1115	200	7	590
Klamath	229	52	3	207
Unincorp. County	4667	922	105	2572

* from County administrative records of housing conditions based on foundation, roof, windows, electric, door and insulation conditions

** only single-family unit data available

Targeted Areas

The conditions studies conducted by the City and County indicated the need for rehabilitation and/or replacement is countywide. New development has been scattered so there are both urban and rural areas of newer housing. Forest and agriculture resource areas have the highest percentage of substandard housing although they have the lowest numeric need. This is due to land use emphasis upon resource rather than residential use and the accompanying low densities required. While the number of units is low, the 89% and 66% needs of the North Fork/Stateline forest and Smith River agriculture areas will continue to influence the countywide figures.

The lower percentage of need in the more developed areas is balanced by the greater number of units in need. The Filkens, Bertsch and Roosevelt tracts of the greater Crescent City urban area continue to be targeted by assistance programs. In 1990-91 areas such as Old Mill Rd.; the Beresa and Cronk tract areas of Crescent City have been reviewed for assistance programs. County programs have also expanded to include the Ft. Dick, Smith River and Klamath areas.

HOUSING MARKET COSTS

Sales

Housing costs in Del Norte County have increased dramatically since the 1984 Housing Element was prepared. The growth in the city and county is the main cause for these increases. As mentioned before, much of the growth can be attributed to the Pelican Bay State Prison which opened in 1990; however, the state as a whole has seen an increase in housing costs.

In 1983, the average moderate 3 bedroom home was put on the market at approximately \$70,000. It was estimated by the City-County Citizen's Housing Advisory Committee in 1983 that actual sales prices were approximately 10-15% below advertised prices, thus placing a moderate 3 bedroom home in the \$60-65,000 price range. In 1989-1991, the average 3 bedroom home **sold** for \$93,000. This information indicates that the cost of a moderate 3 bedroom home has increased by 48% in the past 8 years. From 1983-1990, the median income for a family of four in Del Norte County increased from \$21,300 to \$29,400, or 38%.

Table 18A & B compares median housing values and rents for California, Del Norte County, and Crescent City. Housing costs in the County and City are far below those of the State; however, the County median income is also much lower than the State median.

Chart 2 illustrates the high, low, and average prices of homes sold in the county listed by the number of bedrooms. The average cost of homes increases gradually as the number of bedrooms increases while the highs and lows are not so uniform.

Chart 3 illustrates the percentages of homes sold in Del Norte County per number of bedrooms. Of all the single family homes sold in the county from 4/89 to 4/91, over 60% had three bedrooms.

TABLE 18A
COMPARATIVE HOUSING VALUE AND RENT (1990)

	Calif.	Del Norte County	Crescent City
Median Housing Value	\$195,500	\$84,600	\$72,000
Median Rent	\$561	\$341	\$321

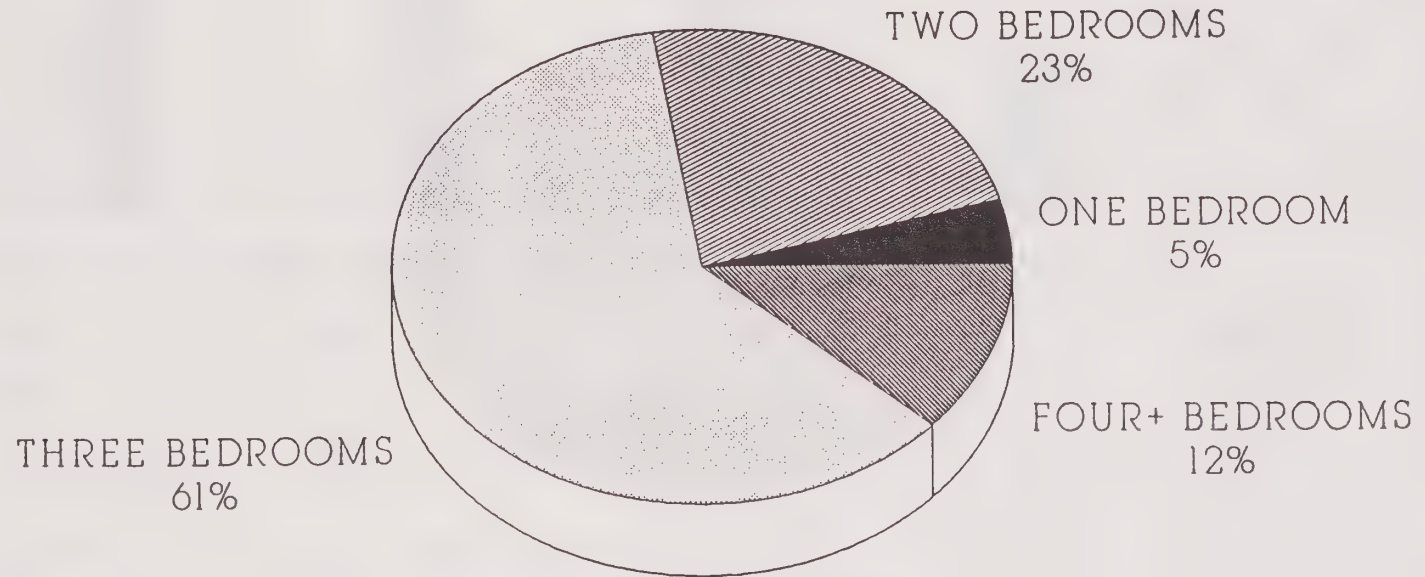
Source: U.S. Census Bureau, (STF 1).

TABLE 18B
COMPARATIVE HOUSING VALUE AND RENT (1980)

	Calif.	Del Norte County	Crescent City
Median Housing Value	\$84,700	\$49,800	\$47,100
Median Rent	\$253	\$180	\$192

Source: U.S. Census Bureau, 1980 Census (STF 1).

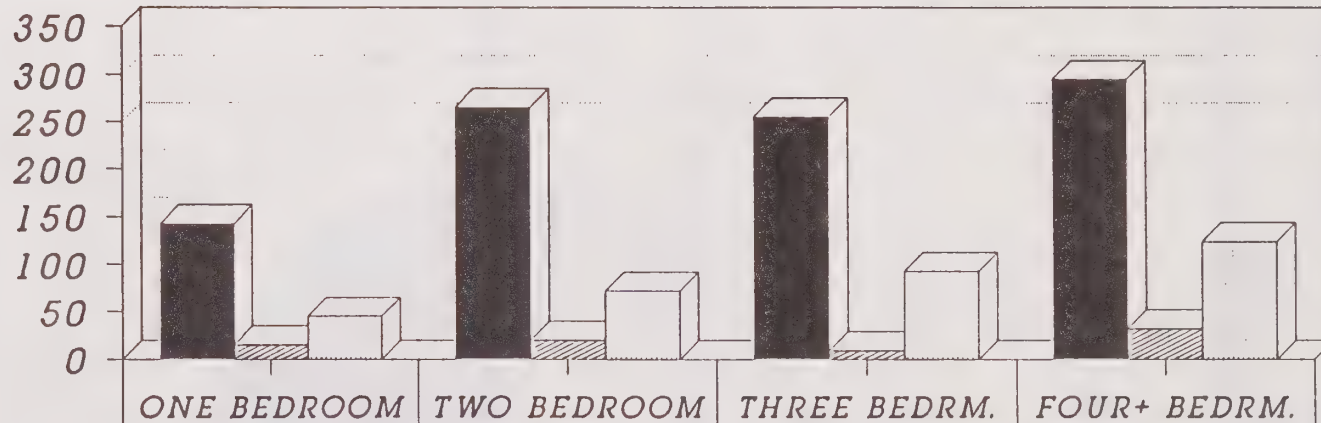
CHART 3
HOMES SOLD - BY # OF BEDROOMS
Del Norte County 4/89 - 4/91



*SOURCE: Del Norte County
Board of Realtors*

CHART 4 *HIGH, LOW, & AVERAGE COST OF HOMES SOLD* *DEL NORTE COUNTY 4/89 - 4/91*

Thousands (dollars)



	ONE BEDROOM	TWO BEDROOM	THREE BEDRM.	FOUR+ BEDRM.
HIGH	142.5	265	255	295
LOW	15	20	9	32
AVERAGE	45	72	93	124

HIGH
 LOW
 AVERAGE

*SOURCE: Del Norte County
Board of Realtors*

New Construction

Mobilehomes have become a widely used inexpensive and speedy alternative to building or buying a conventional home. New mobilehomes range in price from \$21,000 - \$67,000. A 14' X 60' (840 s.f.), singlewide will cost approximately \$25,000.00. A 24' X 40' (960 s.f.), doublewide will start around \$29,000, and a 28' X 66' (1848 s.f.), will cost approximately \$67,000. These prices include delivery, setup, and school mitigation fees. The costs of the property and installation of utilities are not included. The cost of a new conventional single family home, not including property or installation of utilities exceeds \$70,000.

While the initial cost of new mobilehomes is much less than new conventional homes, the disadvantage is the resale value. Used mobilehomes drop in value considerably, depending upon age and condition, and it is more difficult to sell a mobilehome than a conventional home.

Table 19 reflects how much a family of four could afford to spend on a home considering various income levels. The sales price was derived by multiplying income by three. Those falling in the very low and low income levels may be eligible for government assisted loan programs, such as Farmer's Home Administration. These programs will be discussed in more detail in a later section.

TABLE 19
DEL NORTE COUNTY
HOUSING AFFORDABILITY
1990

	INCOME LEVEL	SALES PRICE
VERY LOW	\$14,850.00	\$1.00 - 44,550.00
LOW	\$23,500.00	\$44,551.00 - 70,500.00
MODERATE	\$29,400.00	\$70,501.00 - 88,200.00
ABOVE MODERATE	\$35,300.00	\$88,201.00+

NOTE: The above income information is based upon a family of four. Sales price is based upon 3 X income.

Source: California Department of Housing and Community Development, Affordability Regulations, February, 1990.

Rental Prices

Table 20 shows typical rents for Del Norte County for 1983 and 1991. Rent prices have almost doubled since the 1984 Housing Element was prepared.

Table 21 shows the fair market rents established by HUD, effective October 1, 1990. The City/County Housing Authority uses this information to help determine if rental units qualify for HUD subsidies. The Crescent City and Del Norte County housing rehabilitation programs use these figures as a maximum allowable rent charged to low income families for units rehabilitated with CDBG funds.

TABLE 20
TYPICAL RENTS FOR DEL NORTE COUNTY
1983 and 1991

	1983	1991
Studio/1 Bedroom	\$125 - \$250	\$288 - \$495
2 Bedrooms	\$175 - \$300	\$350 - \$675
3 Bedrooms	\$325 - \$575	\$500 - \$900
4 Bedrooms	\$375+	\$550 - \$800

***Most listings do not include utilities.**

SOURCES: **1991 data** - Crescent City Planning Department survey based on classified ads in Del Norte Triplicate during March/April 1991.

1983 data - Del Norte County Planning Department survey based on classified ads in Del Norte Triplicate during June 1983.

TABLE 21
DEL NORTE COUNTY
HUD - FAIR MARKET RENTS
Effective October 1, 1990

<u>BEDROOMS</u>	<u>RENT</u>
0 Bedrooms	\$312
1 Bedroom	\$382
2 Bedrooms	\$449
3 Bedrooms	\$565
4 Bedrooms	\$639
5 Bedrooms	\$743

***Listings do not include utilities.**

Source: U.S. Department of Housing and Urban Development. These figures are based upon current market rents.

ENERGY CONSERVATION

Located along California's north coast, Del Norte County and Crescent City experience cool days with an abundance of rain and fog. The area's annual mean temperature is 51 degrees. The average winter temperature is 48 degrees, and the average summer temperature along the coast is 62 degrees. During the summer, inland area temperatures run approximately 20 degrees higher.

The average rainfall in the Crescent City urban area is 65.55 inches, while seven miles northeast of downtown Crescent City the average annual rainfall is 87.58 inches.

The main residential energy source in Del Norte County is electricity with Pacific Power as the sole provider. Out of 8600 residences connected to the Pacific Power grid, approximately 6152 use electricity for space heating, some of whom use electricity in conjunction with another source of heat. Other heat sources available in Del Norte County include wood, pellets (pellet stoves), propane, and oil. Electricity is used in the majority of homes for water heating.

For owners of existing homes, there are several weatherization and energy retrofit programs operating in the county. Pacific Power has a loan program with no down payment and a 9% interest rate for those with a good credit record. The program is for the installation of heat pumps.

For low income households in the City and County, the Del Norte Senior Center operates two weatherization programs: the Low Income Weatherization Assistance Program (LIWAP) and the Low Income Home Energy Assistance Program (LIHEAP). Both are funded by the U.S. Department of Energy through the State Office of Economic Opportunity. LIWAP provides free installation of energy conservation features for low income homeowners or renters - up to \$1,000 in value (including labor, materials, and program administration costs). Approximately 120 homes are assisted each year. LIHEAP assists low income people with utility bills - especially when the power is about to be turned off. There are approximately 500 households assisted each year with this program.

Both the County of Del Norte and City of Crescent City offer housing rehabilitation programs for low income homeowners and owners of rental units rented to low income people. In the City and County, approximately 90% of the rehabs completed in the last planning period (1984-1989), involved weatherization and energy conservation.

Another significant opportunity for energy conservation is the use of solar energy. According to Greg Williams of Six Rivers Solar, Inc., Eureka, CA, passive solar heating can be as simple as having south-facing glass in a home, installing sunrooms, and dark tile floors near southfacing windows. Combining this method with a wood or pellet stove can heat a home comfortably. Highly efficient skylights can be used to allow for natural lighting. The best use of solar energy, however, is for water heating. Solar water heaters will provide 60% of the energy needed to heat the water for an average home. For a family of 2-4, a solar hot water heater will cost approximately \$3,500 including installation. Williams estimated the system should pay for itself in five years.

ASSESSMENT OF 1984 QUANTIFIED OBJECTIVES AND IMPLEMENTATION PROGRAMS

The 1984 Housing Element set forth quantified objectives for new and rehabilitated housing and established an implementation program to address community housing needs (pg. 55-60 1984 document). The original plan period was through January 1, 1989. State regulations for review were subsequently changed and the quantified objectives for numbers of new housing were updated in 1991 based upon a revised Regional Housing/Construction Needs Plan for 1984-1992 prepared by the California Department of Housing and Community Development (see Regional Needs Plan - New Construction table).

The following is an analysis of the progress made towards meeting the quantified objectives and implementation programs of the 1984-91 period.

New Construction

The 1984 Regional Needs Plan set forth goals for growth in terms of the number of new units anticipated for different areas of the County. These quantified objectives are summarized in the right-hand column of Table 22. The left-hand columns summarize the building activity of the City of Crescent City and unincorporated Del Norte County during the 1984-90 period. A comparison of the Building Activity Total column and 1984 Housing Element New Construction column indicates how closely objectives were met.

For the planning period ending in 1991, the City had 182 new housing units. The State goal for this period was 179 units. By the end of 1990, the County objective of 971 units was exceeded with a total of 1503 units (not including replacement units) with still a year left to go in the planning period..

It is known that the original 1984-89 housing need projections did not include housing needs related to construction of the new State Prison, it is not clear, however, whether the Needs Plan update prepared by the State Department of Housing and Community Development in 1991 included prison related growth needs. A housing market study was conducted in 1986 for the state Department of Corrections as part of the prison project by Parks and Lofting of Engineering-Economics Assoc. This document concluded that there would be 155 and 622 new households in the City and unincorporated County respectively as a result of a fully staffed 120% occupancy facility. Consultation with the prison public relations staff indicates that 20% of these households have located in Oregon communities to the north (10+ miles away). This leaves an adjusted estimate of 124 and 498 units need for the City and County or 622 units total. If the 1983-92 Needs Plan did not include prison

housing projections, the excess number of units built in the County during the 1984-90 period (655) was adequate to meet the additional unidentified need.

The location distribution of units in the unincorporated areas, both anticipated and actual, are also reflected in the Table 22 building and needs columns. Growth in Klamath fell approximately 20% below the anticipated figure. Smith River/Hiouchi/Gasquet exceeded the projection by 3 units. Crescent City unincorporated exceeded its projection by more than double. The location of the prison and availability of developable lands near it account for the emphasis upon growth in the Crescent City area.

Construction By Income Category

Table 23 illustrates the construction objectives for 1983-92 by income level and the building activity from 1984 through 1990 for the same. Income categories are defined by the state on an annual basis (i.e., Low is \$10,000 one year, \$11,000 the next, etc). Applicable levels for each year were utilized in the survey of building permits. Affordability of single-family units was established at 4 times annual income, that is a \$10,000 income could afford a \$40,000 residence. Building permit values (including any sewer/water fees) are estimated at 50% of the total value of new single-family residences and non-park mobilehomes. This means a \$10,000 income could afford a building permit valued at \$20,000. Multi-family rents were assessed at 25% of monthly income (i.e., \$10,000 annual income divided by 4, then divided by 12 which equals \$208.33). Some new multi-family projects provide assisted rental units as part of their project funding, and income category is determined by the qualifying family. These units are therefore listed on Table B as a range between the very low and low categories. Mobilehome units within mobilehome parks were assessed as rentals at 25% of monthly income for the total of park space rent and unit value.

A comparison of the Building Activity Total and Needs Plan projections columns of Table 23 illustrate how needs goals were or were not met.

City goals had been set by the State emphasizing moderate and above moderate units to balance existing low/very low units. Actual construction placed well over half the units in the low/very low range with 1/3 of all units constructed as assisted housing. Local experience with the developers of senior housing during this time period indicates that location of these projects within the City limits was necessary to meet funding requirements for access to services such as the U.S. Post Office. Several projects reviewed in the unincorporated Crescent City area were eventually found by the State/Federal agency to be too far from this service even though other services and public transit were available. As a result, the City experienced additional low/very low unit growth. It is also speculated that the unincorporated areas' greater resource of beach, river, hillside-view and rural lots drew above moderate valued homes away from the City.

TABLE 22

1984 CONSTRUCTION NEEDS & BUILDING ACTIVITY

AREA	BUILDING ACTIVITY 1984-1990				Rehabilitated		Replaced Units	1984 Housing Element Needs Plan 1983-1992 (Updated 7/91)		
	Single family	Multi family	Mobile home	Total	Assisted	*Un- assisted		New con- struction	Rehabil- itated	Re- placed
Crescent City					54	241				
coastal	1	0	0	1						
non coastal	37	118	0	155						
City Total	38	118	0	156	295		N/A	179	365	249
Unincorp Crescent City					95	1775				
coastal	164	174	93	431						
non coastal	240	120	367	727				493		
Smith R./ Hiouchi/ Gasquet					7	590				
coastal	31	0	21	52						
non coastal	90	40	54	184				233		
Klamath					3	207				
coastal	0	0	19	19						
non coastal	3	0	31	34				66		
Unincorp Total	528	334	585	1447	2677		209	792	1295	881
County Total	566	452	585	1503	2972		209	971	1660	1130

* Rehabilitated Unassisted: defined by building permits valued at \$2,000+ for residential remodel - room additions/accessory buildings not included.

TABLE 23

1984 INCOME NEEDS & BUILDING ACTIVITY

BUILDING ACTIVITY BY INCOME LEVEL							1984 HOUSING ELEMENT NEEDS PLAN 1983-1992
INCOME LEVEL*	SINGLE FAMILY	MOBILEHOME NON PARK**	MOBILEHOME NEW PARK**	SUBTOTAL	*** MULTI FAMILY	TOTAL	PROJECTED NEED
Crescent City							
Very Low	0	0	0	0	0-48	0-48	0
Low	0	0	0	0	42	42-90	0
Moderate	20	0	0	20	24	44	25
Above Moderate	18	0	0	18	4	22	154
CITY TOTAL	38	0	0	38	118	156	179
Unincorporated County							
Very Low	13	255	51	319	56	319-375	222
Low	6	127	11	144		144-200	119
Moderate	58	36	3	97	240	337	237
Above Moderate	451	2	9	462	38	500	214
Unincorp. Total	528	420	74	1022	334	1356	792

*Income levels based on standard federal/state income definition for each year surveyed.

**Mobilehome value not reported in all cases, therefor number is lower than total number of permits issued.

***Units participating is assisted housing program - low/very low incomes depend upon qualifications.

All County projections for need were met and exceeded. Low and very low goals were met by single-family mobilehome placements alone although assisted multifamily construction and a few conventional single-family residences were also provided. The most dramatic data was in the construction of moderate range housing. Less than 1/3 of the moderate units were single-family whether conventional or mobilehome type. The balance of moderate units were multifamily. It is speculated that moderate income families either purchased existing homes (and may have been responsible for the large number of rehabilitations), and/or purchased mobilehomes in the low income range. This speculation is reflected in the values of owner occupied housing reported in the 1990 Census as shown in Charts 5 and 6.

Coastal Zone Activity

There were 502 new residential units constructed in the Coastal Zone during the 1984-90 period. Of these 195 were conventional homes, 133 mobilehomes and 174 apartment units.

Of the 328 single family units (conventional and mobilehome) established in the Coastal Zone approximately 275 were by individual lot owners. Of this number 141, roughly half, fell in the low/moderate cost range. In all, approximately 40% of the residential units established in the County Coastal Zone were low/moderate income cost range with no local mandated inclusion. Of four projects reviewed by the County in 1984-91 which were subject to the state low/moderate inclusion regulation (Sec. 65590 Govt. Code), only two have been constructed. Seawood Apartments provides the majority of its 170 coastal zone units as either unassisted moderate housing or one of 56 low/very low assisted units. Washington Park subdivision has had approximately 5% of its sales in the moderate range.

In the City, no residential projects in the coastal zone other than the development of individual lots have been initiated.

Rehabilitation/Replacement

Table 22 includes the projected 1984 rehabilitated and replacement need and the actual documented rehabilitation/replacement activity. During the 1984-90 period, 2813 permits for unassisted residential repairs exceeding \$2000 in value were issued according to City and County building permit activity records. These permits were not assisted by local grant programs and included activities such as new roofs, electrical upgrading, plumbing upgrading, placement or replacement of foundations, siding or window replacement, and structural corrections. Room additions and accessory buildings were not counted. In addition, 159 permits were issued under the City and County rehabilitation assistance

programs during the same time period. Replacement documentation was not consistent and no accurate data is available for the City. County figures indicate that 209 residences were replaced. These replacements are not counted as new units.

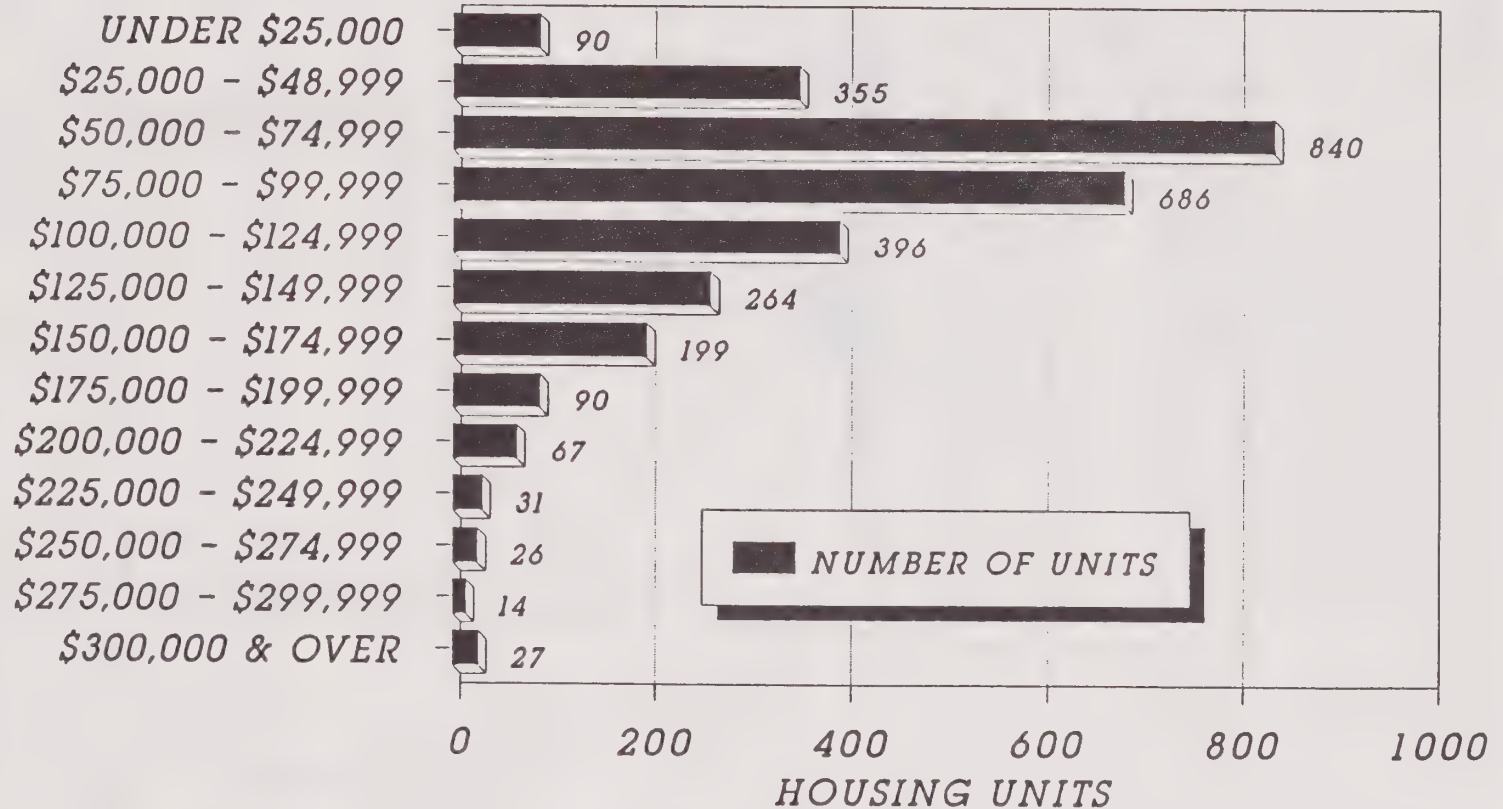
City records indicate that 345 permits for both unassisted and assisted rehabilitation work were issued from 1984 through 1991. The Needs Plan projected the need for 365 rehabilitated and 249 replaced units making a projected total of 614 substandard units; however, a housing conditions study conducted by the City in 1988 indicated that, at that time, there were only 199 substandard units. Another housing condition study was completed in 1991 which surveyed the entire city. The results of the 1991 survey indicated that of the 1,779 housing units in the City, 347 (19.5%) were considered substandard. Of these substandard units, only 87 fell in the substantial and dilapidated categories. This means that although the City projected rehabilitation/replacement needs were placed at 614 units, the actual number is much smaller than implied by State figures. (See Housing Conditions section for more discussion.)

It is evident that a substantial amount of repair was undertaken in the County where a rehabilitation need of 1295 was identified and 2677 permits were issued. However, the County building records are not correlated to assess cases where multiple projects were conducted at one residence. Because of this, it is not possible to assess the exact number of units rehabilitated unless they were part of an assistance program. It is possible that rehabilitation activities extended into the area of 881 units identified for replacement. A future database update could evaluate the exact reduction in rehabilitation (and replacement) need. (See Housing Conditions section for further discussion.)

All of the assisted City rehabilitation and most of the County rehabilitation projects included weatherization work. In addition, the Del Norte Senior Center estimated that it has assisted an average of 120 units per year with its weatherization retrofit program. Although the estimated 870 units assisted exceeds the 1984 goal of 700 units conserved by weatherization projects, income category breakdowns are not available.

CHART 5 DEL NORTE COUNTY VALUE OF OWNER-OCCUPIED HOUSING UNITS

UNIT-VALUE RANGE



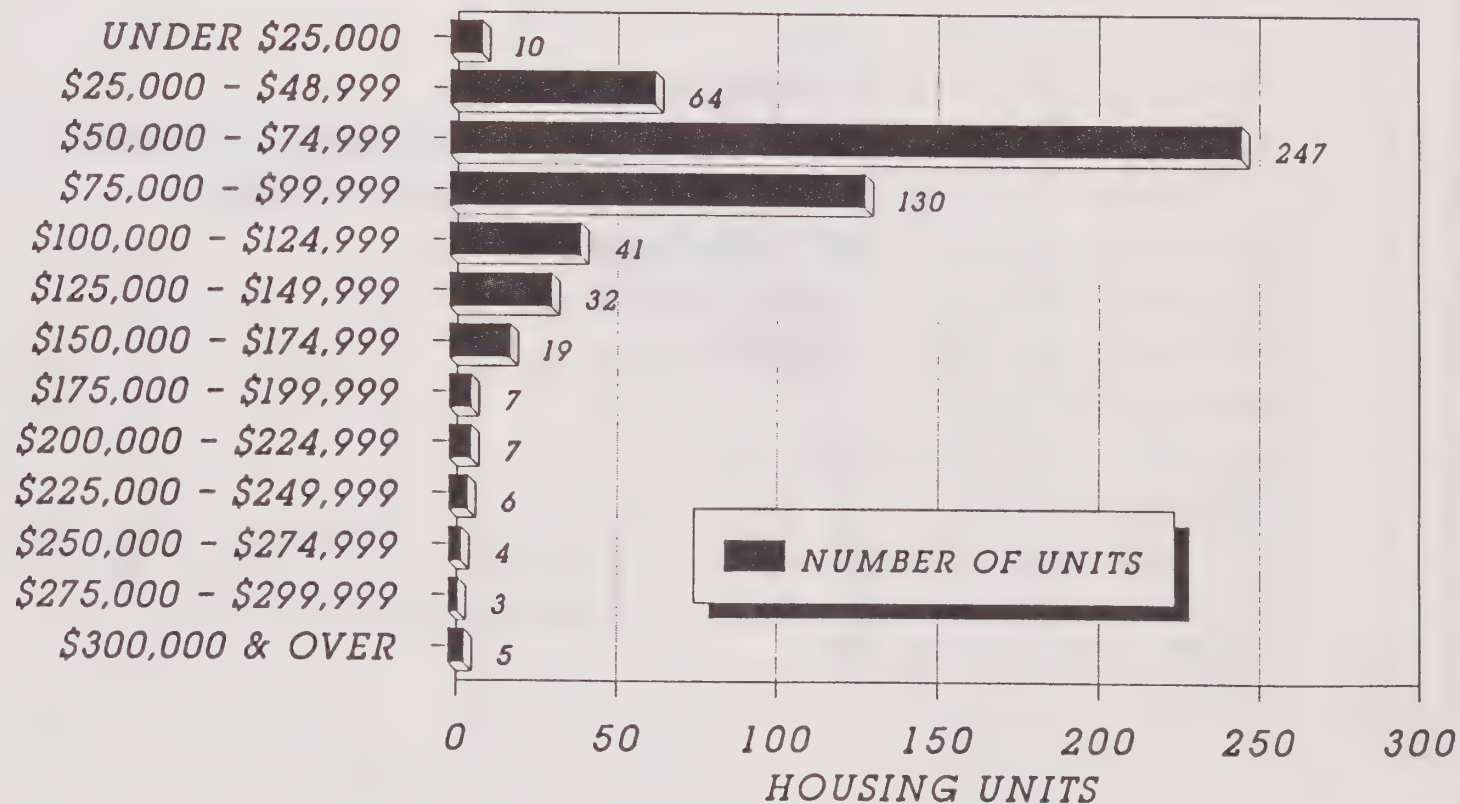
SOURCE: 1990 CENSUS OF POPULATION AND HOUSING, CALIFORNIA CENSUS DATA CENTER

CHART 6

CITY OF CRESCENT CITY

VALUE OF OWNER-OCCUPIED HOUSING UNITS

UNIT-VALUE RANGE



SOURCE: 1990 CENSUS OF POPULATION AND HOUSING, CALIFORNIA CENSUS DATA CENTER

Implementation Actions and Programs

The 1984 Housing Element included an Implementation Actions and Programs section consisting of 15 items which the City and/or County would undertake to meet the goals and policies set forth by the Element. Each specific program item is outlined below and a summary of the actions which the City and/or County undertook follows.

1984 Program 1. The City and the County will revise the land use element of the General Plan to provide for the granting of density bonuses in accordance with the requirements of Government Code Section 65915.

COUNTY: Revised its General Plan in 1988.

CITY: The City found it unnecessary to revise its General Plan and has granted density bonuses in accordance with Government Code Section 65915.

1984 Program 2. The County will continue to allow creation of secondary residential units in rural residential areas and in “A” zoned areas. The County will expand this authority to more urban areas only when the County deems that this action would not overburden the sewer and water systems. The City will allow secondary residential units on a case-by-case basis in accordance with Government Code Section 65852.2(b).

COUNTY: The County adopted secondary residential unit and temporary invalid care provisions in its zoning ordinance in 1983. The invalid care ordinance was updated in 1991. Development of second units is permitted in urban and rural residential areas on a case-by-case basis where no health or services problems are created.

CITY: The City has allowed secondary residential units on a case-by-case basis in accordance with Government Code Section 65852.2(b).

1984 Program 3. The City will revise its zoning ordinance to authorize mobilehome parks in single family residential zones as required by Government Code Section 65852.7(v).

CITY: The City allows mobilehome parks in all zoning districts per section 17.52.020-B of the Crescent City Municipal Code and in all residential zoning districts as required by Government Code Section 65852.7.

1984 Program 4. The City and the County will develop inclusionary and replacement housing provisions for the coastal zone in accordance with the requirements of Government Code Section 65590. Until these provisions are formally adopted, the City and the County will require low and moderate income inclusionary units and replacement housing on a case-by-case basis only when feasible on the same site.

COUNTY AND CITY: Section 65590 of the Government Code does not call for an ordinance or inclusionary program, only for compliance with the regulation itself which sets forth requirements for findings of the inclusion of low or moderate income housing in Coastal Zone projects.

COUNTY: Where new housing projects are being constructed within the County Coastal Zone, the County requires data regarding housing rent/sales costs, compares this data to state income guidelines to determine whether low/moderate guidelines would be met and determines to make the required findings in compliance with 65590. There is no minimum number of percentage of units required by the State regulations or by County policy.

Of four projects reviewed by the County in 1984-91 which were subject to this regulation, only two have been constructed. Seawood Apartments provides the majority of its 170 coastal zone units as either unassisted moderate housing or one of 56 low/very low assisted units. Washington Park subdivision has had approximately 5% of its sales in the moderate range. Of the 328 single family units established in the Coastal Zone approximately 275 were by individual lot owners which are exempt from 65590. Of this number 141, roughly half, fell in the low/moderate cost range. In all approximately 40% of the residential units established in the County Coastal Zone were low/moderate income cost range with no local mandated inclusion.

CITY: The City has had no projects proposed from 1984-1991 which were subject to this regulation. Any project approved, however, will comply with Section 65590 of the Government Code.

1984 Program 5. The County will designate, on an area-by-area basis, privately owned lands within or adjacent to the boundaries of the National Forest that are not now served or will not be served by utilities where alternative owner-built housing will be allowed. The County will adopt the appropriate provision of Article 10 of subchapter 1 of chapter 1 of Title 25 of the California Administrative Code pertaining to limited Density Owner-Built Rural Dwellings.

COUNTY: In 1985 the County adopted a Building Code section pertaining to Density Owner-Built Rural Dwellings (“Class K” housing) and designated the Sunstar area of the County for such development.

1984 Program 6. The City and the County will seek funding from federal and state sources to continue their housing rehabilitation programs.

COUNTY: The County has participated in Block Grant rehabilitation programs on a yearly basis and has completed 105 rehabilitations since 1984.

CITY: The City has participated in Block Grant rehabilitation programs on an ongoing basis and completed 54 rehabilitations from 1984 to the end of 1990.

1984 Program 7. The County will seek funding under the Small Cities Block Grant program for housing programs for Indians on terminated lands in the Smith River and Crescent City areas when there is a fiscally responsible agency, such as a non-profit corporation, to administer such a grant program.

COUNTY: Due to the reinstatement of the terminated Indian lands to Rancheria and each group, (Smith River, Elk Valley and Resighinni) has pursued its own housing programs.

1984 Program 8. The City and the County will request the Crescent City Housing Authority to expand its Section 8 (Existing Housing) rent Subsidy program from the present 100 households to 200 households by 1989.

COUNTY AND CITY: The Crescent City Housing Authority has expanded its Section 8 rent subsidy program from 100 households in 1984 to 461 in 1991 with 1340 persons served.

1984 Program 9. The City and the County will seek assistance from appropriate organizations and State agencies in establishing a local non-profit housing corporation. If a non-profit housing sponsor is created the City and County will work with the organization to secure housing and rehabilitation funding.

COUNTY AND CITY: In 1985 the County and City recognized Rural Human Services (RHS), as an existing non-profit organization in the community which could coordinate housing services. RHS participates in the homeless shelter motel voucher system; however, no other housing programs have been proposed under

their management.

COUNTY: The county created a Housing Rehabilitation and Grants Coordination office which manages the County housing rehabilitation program.

CITY: The City Planning Department has a Housing Rehabilitation Coordinator who handles the rehab program and assists in grant writing.

1984 Program 10. The City and County will continue to pursue federal and state funding for improvements to water and sewer lines and facilities to alleviate existing and potential health and safety problems. The Roosevelt/Crescent Park Tracts shall have priority for any federal or state funds for water line improvements.

COUNTY: In 1986-87 the County revised the General Plan and Zoning land use designations and policies for the Washington/Northcrest area in which the unincorporated section of Roosevelt/Crescent Park Tracts are located. This neighborhood was targeted for redevelopment and community water system needs and higher density designations were made as an incentive to property owners. Subsequently the County Grants Coordinator investigated creation of a program for water line development in the area. Legal problems regarding an existing substandard private water system delayed the proposal. In 1989 the City (community water system), and County began discussions regarding the extension of water lines in the incorporated Washington/Northcrest area. A special study was called for, and the City has taken a cautionary approach to water line extension until the study is complete.

CITY: The City has received federal money to modify the wastewater treatment plant and upgrade the sewer collection system.

1984 Program 11. The City and the County will distribute and post information on the current availability of weatherization programs (e.g., Pacific Power and Light Co. and the Del Norte Senior Center).

COUNTY: Information regarding the Pacific Power & Light and Senior weatherization assistance programs is available at the County Building Department.

CITY: Information regarding the Pacific Power & Light loan program and the Senior Center home weatherization and energy bill assistance programs is available through the City Housing Rehabilitation Department and the Crescent City Housing Authority.

1984 Program 12. The County Planning Department will continue to work closely with the County Assessor's Office in developing a joint computerized data program which will allow the Planning Department to prepare annual reports on vacant land, building permits, and housing conditions. The City will explore the possibility of setting up a similar program with County Assessor's Office.

COUNTY: The County has developed computer record keeping systems to monitor building activity by type, location, and value. This information was utilized in the update of the document in 1991. Problems identified at the time included need for closer monitoring of replacement units, mobilehome values and a means of updating rehabilitation permit data and condition survey information. More Specific comments regarding these problems are in respective sections of the 1991 update.

CITY: The City is currently developing a computerized data base which will allow the Planning Department to prepare reports on vacant land, building permits, housing rehabilitation (both assisted and unassisted), etc. A housing condition survey of the entire city was recently completed.

1984 Program 13. The City and the County will seek funding to conduct a study of the feasibility of solar hot water heating and to prepare legislation encouraging and protecting solar access if feasible.

COUNTY & CITY: With the removal of tax credits for solar water systems by the State of California, local interest in solar water heating has declined. No study of the feasibility of its use based on local coastal climate (rain/fog), has been undertaken.

1984 program 14. The City and the County will request training for local City, County and/or housing related industry employees in the packaging of housing assistance loans from the State Department of Housing and Community Development.

COUNTY: The County created a grants coordinator position in 1985-86 who has been administering the County housing rehabilitation program.

CITY: The City Housing Rehabilitation Coordinator has attended six (6) work shops/seminars in the past three years and will continue to attend others as funds become available.

1984 Program 15. The City and County will distribute and post information on the enforcement program of the State Fair Employment and Housing Commission.

COUNTY AND CITY: The Crescent City/Del Norte County Housing Authority is the lead local agency on fair housing. They respond to complaints and provide the toll free number of the State Fair Employment and Housing Commission. The Housing Authority is located at 391 Front Street. Both the Crescent City and Del Norte Housing Rehabilitation Programs also provide this toll free number for the public. Posters on fair housing and equal opportunity are located at the Housing Authority, City and County Offices, real estate offices, Senior Center, and the public library.

Unmet Needs/Goals

The following items summarize unmet needs and goals resulting from the 1984 Housing Element Quantified Objectives and Implementation Program:

- * The City of Crescent City has completed 182 of the 179 State estimated new housing units. Most of these units fall in the Very Low, Low, and Moderate income groups; however, the number of new units in the Above Moderate group is below the estimated need by 132 units at this point of the planning period.

- * For the City of Crescent City, the State estimated 614 units (or roughly one third of all housing units in the City), in the City were in need of rehabilitation (365) or replacement (249). According to 1988 and also 1991 housing conditions studies, this figure appears to be inaccurate. The City has issued 345 (\$2,000.00+) building permits for rehabilitation of housing units from Jan. 1984 to Dec. 1991 for the Jan. 1984 to the Dec. 1992 planning period.

- * The City of Crescent City is currently developing a better reporting system for replacement unit permits.

- * Del Norte County needs to develop a better reporting system connecting rehabilitation building permit information to specific units and the data regarding status of unit condition. Although the number of rehabilitation and replacement permits exceeded the identified need for both, the database cannot identify repetitions or verify changes in condition status.

* Del Norte County should monitor the status of the development of Moderate Income housing units to ensure availability of a variety of types of moderate income housing.

* With the removal of tax credits for solar water systems by the State of California, local interest in solar water heating has declined. No study of the feasibility of its use based on local coastal climate (rain/fog), has been undertaken by the City or the County.

HOUSING

NEEDS

Previous sections of this element describe the population, economy and housing stock in Del Norte County and Crescent City. Drawing on this information, the 1990 U.S. Census and other sources, this section summarizes and quantifies, as much as possible, the housing needs in Del Norte County and Crescent City ranging from 1990 through 1997.

Projected Housing Needs

In addition to documenting recent changes and immediate housing needs, the housing element must project housing needs for all income levels for the 5 year period which the element addresses. To assist cities and counties in making these projections, either the local Council of Government or the California Department of Housing and Community Development (HCD), prepares a regional housing needs plan. Early in 1991 the City and County requested preparation of such a plan to examine future housing needs on a county-wide basis and to allocate these needs so that each jurisdiction can take appropriate action to meet them.

The 1991-1997 Regional Housing Needs Plan, which can be found in Appendix A, allocates its projections to the City and the County as well as a county-wide total. The data is based upon population projections prepared by the California Department of Finance and upon Federal and State income definitions. Three projections are made according to City and County jurisdiction and include all types of housing units (single family, multifamily, mobilehome); the number of replacement units expected during the timetable; the number of new units needed; and, the allocation of units needed by income level. These are summarized in Tables 24 and 25.

TABLE 24
BASIC CONSTRUCTION NEEDS 1/91 - 7/97

<u>Construction Type</u>	<u>City</u>	<u>Unincorporated</u>	<u>Total</u>
New Construction	31	493	524
1991 Vacancy Need	13	-220	-207
1997 Vacancy Need	3	63	66
<u>Replacement</u>	<u>27</u>	<u>101</u>	<u>128</u>
Total Need	74	437	511

TABLE 25
CONSTRUCTION NEEDS BY INCOME GROUP
1/91 - 7/97

<u>Income Group**</u>	<u>City</u>	<u>Unincorporated</u>	<u>Total</u>
Very Low	3	133	136
Other Low	4	101	105
Moderate	8	97	105
<u>Above Moderate</u>	<u>16</u>	<u>162</u>	<u>188</u>
Total	31	493	524

*Income level defined annually by Federal/State housing.

Rehabilitation and Replacement Needs

As indicated in the Housing Conditions section, a primary local need is the establishment of a dynamic database which would represent the number and condition of housing units in the City and County and which could be updated as rehabilitation and replacement work is accomplished. This would provide a more accurate indication of the status and progress of condition needs.

The State Housing Plan Update of October, 1990 indicates that there are 2930 units county-wide in need of replacement or rehabilitation. Local figures, as discussed in the Housing Conditions section, indicate a figure of 2693 units without adjustment for unassisted rehabilitations during the late 1980's. This figure includes 161 and 922 units for rehabilitation in the City and County respectively with 38 and 673 indicated for replacement. The Needs Plan for 1991-97 sets a replacement goal of 27 units in the City and 101 units in the County.

SPECIAL NEEDS

The Housing Authority of the City of Crescent City is also the designated public housing authority for the County of Del Norte.

The local authority administers Department of Housing and Urban Development (HUD) Section 8 certificates and voucher rental assistance programs. The local authority has certificates and vouchers for families and elderly, disabled, or handicapped individual participants.

Participant eligibility is determined by income level. The certificate or voucher subsidizes the participant's rent in a market unit. Within the rental rate limitations, the participant pays approximately 30% of his/her adjusted monthly income for rent and utilities.

Currently (Feb. 1992), the local authority has 420 certificates and vouchers with an annual budget of \$1.9 million.

Overpayment

Overpayment is defined as paying more than 25% of household income for housing. The State is mainly concerned about overpayment by households whose income falls in the very low and lower income groups. It is estimated that those who fall in the moderate or above moderate income groups can afford to pay a higher percentage of income for housing.

According to the 1980 Census, the median income in Del Norte County was \$13,783. This placed the upper limit of low income at \$11,026. The 1980 Census indicates there were 346 owner-occupied lower income households in Del Norte County that earned less than \$10,000 per year and were spending more than 25% of their incomes for housing. Sixty-eight (68) of these households were in the Crescent City city limits, and 278 were in the unincorporated County. The Census also reported 877 lower income renters were paying more than 25% of their income for housing. Three hundred and fifty-five (355) of these resided in Crescent City, and 522 were in the unincorporated County. According to the 1990 Census (STF 1), the median income for Del Norte County is \$27,400.

The 1982 California Housing Plan also estimated the number of lower income households over-paying for housing. According to the Plan, 330 lower income owner households and 590 lower income renter households were paying more than 25% of their income for housing in Del Norte County in 1981.

Both the 1980 Census and the 1982 California Housing Plan are out of date documents due to their age and the extreme changes in the economy of Del Norte County; however, no current information is available. Until the 1990 Census figures are available, no specific conclusions can be made, though the local housing authority is an indicator with 420 certificates/vouchers issued and approximately 200 eligible families on the waiting list.

Overcrowding

Federal and State regulations define overcrowding as more than one person per room. Living rooms, bedrooms, dens, libraries, etc. are counted as “rooms,” but not bathrooms, kitchens, and hallways.

A gross comparison of household sizes and unit sizes (number of rooms) per 1990 Census (STF 1), indicates an adequate number of housing units of various sizes. However, a large number of 1 and 2 person households (well over half of all households county-wide), are not matched in housing unit size. This means they use larger 3 and 4 bedroom units. Part of this is attributable to the real estate market (resale value), part to “need for a spare room” attitude, and possibly (though not documented), part to a lack of attractive new units. Also, many retired singles and couples are living in the 3+ bedroom houses purchased when their families were still at home.

Local experience indicates overcrowded large-families in rentals. The 1990 Census Tenure by Persons by Room shows 360 overcrowded rental units county-wide, 83 of which are in Crescent City. Additionally, 219 owner occupied units are overcrowded in the County, 33 of which are in the City.

There is not sufficient data available to compare household size to housing unit size by tenure to specifically determine where the need is. It appears larger rental units and more 2-3 bedroom residences are needed.

Physically and Developmentally Disabled

Disabled persons may experience housing problems which are similar to those of other groups in the County. They may be living in substandard or overcrowded housing and may be paying a disproportionate share of their income towards housing.

Disabled persons also have needs that are not common to other groups. Although needs can vary widely, disabled persons need special facilities to help them overcome their

disability or make their housing needs more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height.

It is not clear how many disabled persons currently reside in Del Norte County. In July of 1981, the California Department of Rehabilitation estimated 1350 residents of Del Norte County were officially classified as disabled. Five hundred and eighty (580) of those were classified as disabled because of muscular or skeletal problems.

According to the Social Security Office in Crescent City, there are currently (1991), 700 disabled persons in the County who receive social security benefits. This figure does not include those who receive only Supplemental Security Income (SSI) benefits (but not social security benefits), therefore the number of disabled residents is probably higher. Also, "disabled persons" includes those with a developmental disability making it difficult to determine the number of county residents who are physically disabled.

The Department of Rehabilitation is working on a new survey of disabled persons by county; however, the information was not available at the time this document was prepared.

In July of 1991, the Crescent City Housing Authority was assisting 99 disabled and 4 handicapped persons.

Native Americans

Native Americans are the largest minority in the County, with 1494 (6.37%) of the 1990 Census population. There have been several changes in tribal and rancheria status since the 1980 Census. The Resighinni Rancheria and Yurok Reservation are located in the Klamath area where Native Americans comprise 20.27% of the population according to the Census. Rancherias have also been reestablished at Elk Valley (Crescent City) and Smith River areas. Due to the autonomous nature of the rancherias and reservation the County has no jurisdiction on BIA Trust lands, and housing programs are handled between the tribes and Federal government. No specific monitoring of housing conditions has been conducted for persons not living on rancheria or reservation held lands. Off-reservation assistance is based upon income and family size. Twenty-nine (6%) of the clients of the City Housing Authority's rent subsidy program are Native Americans.

Farmworkers

Table 8 illustrates the number of persons in the County employed in agriculture, although

a specific breakdown indicating farm workers vs. owner/management is not provided. The total number of persons involved in agriculture has fluctuated during the 1980-90 decade; however, the 1991 figure of 525 persons is close to the 1980 figure of 500 persons. The 1980 Census indicated that there were 213 farmworkers in the County at the time with approximately 50% being Hispanic or other minorities. Data from the 1990 Census was not available at the time of preparation of this document; however, no substantial changes in the agricultural industry occurred during the decade. The majority of farm workers are probably employed in the lily bulb industry and dairy industries near the town of Smith River. Because the State Employment Development Department does not collect statistics on farm labor in Del Norte County, there is no way to determine how many permanent and migratory farm workers are in the County.

The Regional Housing Needs Plan 1991-1997, prepared by the State Department of Housing and Community Development, indicates that "farmworker housing need is minimal in the County; and, to the extent it exists, it is included in the very low and other lower income allocations". The housing conditions computer survey conducted by the County in 1991 indicates that while the number of housing units in the Smith River rural area is relatively low, 66% of the 128 may be in need of rehabilitation or replacement. The County has a rehabilitation program utilizing CDBG funds which could be expanded to this area.

The local Housing Authority records (July 1991) indicate that out of 461 households, 13 of their clients are Asian, 13 Hispanic, and one is Black. The Housing Authority is currently conducting a Hispanic outreach program in Smith River. As in the case of Native Americans, no special information regarding these groups is available. Income and family size determine qualification for assistance.

Elderly

Del Norte County has a higher proportion of elderly people than California as a whole. County-wide, there are 3035 persons 65 years or older, or 13% of the County population. Six hundred and nine (609) of those reside in Crescent City. Twenty-five percent (25%), of County households are headed by seniors, 24% in the City. In California, 10.5% of the population are 65 years or older.

There are currently two housing projects in Crescent City for the aged with a total of approximately 90 units. Thirty-eight (38) of those units were just recently completed (1991). Both projects offer subsidized rents.

The local Housing Authority (July 1991) assists 66 households with someone in the family who is 62+ years old.

Female-headed Households

According to the 1990 Census (STF 1), there are 686 single females, 254 males, and 2128 couples heading households with children in Del Norte County. Two hundred and twenty-six (226) of the female-headed households are in Crescent City.

The local Housing Authority (July 1991) assists 218 single parent head-of-household families county-wide. Two hundred and six (206) are females and twelve (12) are males. Also, the local social service programs give preference for assistance to those who have children.

Large Families

The state defines large families as 5 or more persons.

According to the 1990 Census, 38% of 7987 occupied households county-wide consisted of single or married parents with children. The balance of households were divided into singles, non-family households, and married couples without children. The average household size in Del Norte County was 2.63 persons.

The Census shows 11% (925 units) units countywide were occupied by 5 or more persons - 185 were in the City, and 740 were in the unincorporated County. Twenty-five percent (2036), of the county-wide housing units had 4 or more persons. The City had the same percentages for 4 or more persons and 5 or more persons per occupied housing unit. It is interesting to note that county-wide, the 1984 Housing Element showed the same figures for 4 persons and 5 persons per occupied housing unit - indicating family size has remained relatively constant.

The local Housing Authority (July 1991) assists 68 households with 5 or more persons in the family. Local social service departments provide assistance to low income families with children.

ASSISTED RENTAL HOUSING AT RISK

Housing Element requirements call for a program to preserve specified assisted rental units in the Community. The program is to include an inventory of units in the specified programs; identification of units at risk of conversion; a cost analysis of preserving and/or replacing identified projects; identification of non-profit entities capable of acquiring and managing them; the number of units/projects to be preserved; and a description of efforts to preserve units at risk. The program is to cover a 10 year period with two 5-year planning periods which coincide with the General Plan Housing Element.

Inventory

The applicable planning periods for the Crescent City/Del Norte County Housing Element are 1992-97 and 1997-2002. A survey was completed of multi-family units in the City and County which are managed under affected programs. In the incorporated Crescent City area there are four qualifying projects. In the unincorporated Del Norte County area there is one qualifying project; however, it is not at risk within these time periods.

The following is a list of all qualifying projects within the City and the County:

CITY OF CRESCENT CITY

* SEABREEZE APARTMENTS - 1045 E. Condor St. Project has 56 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/30/1979 to 11/30/2029.** **Project does not end within the next two planning periods.**

* TOTEM VILLA APARTMENTS - 1085 Highway 101 North. Project has 36 units for families under the FmHA 515 Rural Rental Housing program. Contract dates are 11/1/1990 to 11/1/2040.** **Project does not end with the next two planning periods.**

* SEAGULL VILLA - 655 Pacific Avenue. Project has 50 units for seniors under the FmHA 515 Rural Rental Housing program. Contract dates are 9/10/1982 to 9/10/2032.** **Project does not end with the next two planning periods.**

* CRESCENT CITY SENIOR APARTMENTS - CBM Group - 1125 Oregon St. Project has 38 units for seniors under FmHA 515 Rural Rental Housing program. Contract expires in 2041.** **Project does not end within the next two planning periods.**

**Note: Contract dates were obtained from the FmHA District Office in Santa Rosa, CA from Ms. Signe Russell at (707) 526-6797. Projects which fall under the FmHA 515 Rural

Rental program are often refinanced for equity loans. At this time, the project is under contract for fifty years from the time of the new loan.

UNINCORPORATED COUNTY

* SEAWOOD APARTMENTS - Washington Blvd. at Inyo St. Of the 270 units, 56 units are for families which qualify for the HUD Section 8 program as condition of a local bond for the project. Contract expires 3/1/2004. **Project does not end within the next two planning periods.**

Cost Analysis

No units are at risk in either the City or County during the 1992-97 and 1997-2002 planning periods, therefore no cost analysis is necessary.

Non-profit Management

Because no units are at risk in either the City or the County during the planning periods, the identification of a non-profit organization to assist in preserving units is not required. However, it is noted that, for the Seawood Apartments in the County which expire 3/1/2004, there is a need to address this issue during the 1992-97 planning period in preparation for the 1997 Housing Element update. At this time there is no local non-profit agency involved in the acquisition and/or management of assisted housing.

Unit Preservation In The Planning Period

There are no subsidized rental units at risk during the planning period. The following shows the breakdown of preserved Very Low and Low income units county-wide. Some information is not available to separate those units preserved within the city limits and those in the unincorporated county areas; therefore, portions of this information is for both the City and the County. This data is also shown in Table 35 on page 109.

<u>Type of units</u>	<u>City</u>	<u>Unincorp. County</u>	<u>County-wide</u>
Weatherization	N/A	N/A	600
Section 8 vouchers	N/A	N/A	520
Rehabilitation	70	60	130
Replacement	27	101	128

EMERGENCY & HOMELESS SHELTER NEEDS

Background

In September 1988 “The 101 Corridor Project Report” addressed homeless services in Del Norte, Humboldt, Mendocino and Sonoma Counties. This joint report identified issues and problems in providing homeless shelter in the Highway 101 corridor. Local agencies which are currently involved in the day-to-day provision of homeless/emergency shelter services include the County Department of Social Services, the County Department of Mental Health, City Housing Authority, Rural Human Services (RHS - a non-profit organization), and the Del Norte Coalition for Housing - also non-profit. The coalition operates the Cooper House Homeless Shelter - formerly Calvary Chapel. Various other organizations, particularly churches, participate in the motel system or provide assistance to the Cooper House.

It is the consensus of the local service providers that the majority of persons in need in Del Norte County are local persons who have been displaced. Some users are chronic transients, some traveling workers or vacationers who encounter emergencies. In mid-1991, due to program funding cuts in Oregon, there was an increase in persons from that state requesting help - particularly at the Mental Health Department. There are numerous factors identified by the 101 Report and local agencies as leading to homelessness. These include: economic difficulty brought on by shifts in the local economic base from natural resources to government/retail, personal disaster and/or the rise in housing costs; a high rate of domestic violence; substance abuse; mental illness; and a lack of comprehensive “follow through” programs to provide stability and/or education for transition to permanent housing.

In 1988 the 101 Report identified RHS as the main service provider of emergency shelter with no long term shelter available. Lack of sufficient housing and rising housing costs were also cited as a problem and the continual threat of insufficient program funding was noted. Table 25 shows additional services which have been established in the community since that time.

*The County Department of Social Services administers its AB1733 programs which include emergency shelter and placement-in-permanent-housing programs for families qualified for AFDC. Emergency shelter consists of vouchers for motel rooms or verifiable shelter which the client finds on his/her own.

*RHS provides emergency shelter motel vouchers to families who do not qualify for AFDC and some single persons in a walk-in/referrals format.

*The County Mental Health Department also provides shelter for homeless mentally ill with the use of motel vouchers for emergency housing. At this time there are approximately 5 motels which participate in the voucher system.

*In 1990, the Calvary Chapel Shelter for women and families was established to house up to 30 persons in 7 rooms of varying size. Calvary's function was as transitional housing with long stays while clients sought permanent housing. In the Fall of 1991 Calvary Chapel could no longer operate the shelter, and a community coalition of churches and service providers was formed to save the shelter by seeking a new operator. The Del Norte Coalition for Housing was formed as a local community services program of Episcopal Community Services in Sacramento. The local board of directors, from local churches and agencies, took over the shelter which is operated as an emergency 21-day shelter. A placement program has been established with the Housing Authority for longer term housing.

*In 1988 the County issued a permit (which is still in effect) to a local church for the establishment of a 12 person shelter for abused women/children. The shelter was never opened due to financial problems. At this time special cases which cannot be helped by the motel/shelter system are referred to safe houses out of the County.

*One privately managed 6-person transitional group home currently serves persons who choose to participate in the Mental Health daytime treatment program, and referrals are made to the Housing Authority rental assistance program as clients progress to independent living.

As part of its rental assistance programs, the City Housing Authority places AFDC, Shelter, and other low-income clients in permanent housing countywide with Shelter referrals informally placed on a priority basis. Victims of domestic abuse are also assisted through the Cooper House in finding priority Housing Authority placement. Projects such as Maple Cove and Seawood Apartments have added 62 new apartment units to the assisted housing program during the last 3 years.

At this time preventative ideas are also being utilized. These include the Rental Eviction Protection program at RHS which helps with eviction crisis, and changes in the handling of domestic violence situations oriented to removal of the offender from the home. The latter generally results in the male, who typically has better financial resources, leaving rather than the woman/children who often have no funds. RHS, primary contact for single men who are not mentally ill, indicates that the number of men who require shelter assistance as a result of this approach is significantly smaller than the number of female/families.

Except for Mental Health the service programs for emergency and transitional living are all located in downtown Crescent City. Mental Health is in northern Crescent City. Most of the motels which participate in the voucher system are within the City while the group home and Cooper House Shelter are in the northern unincorporated Crescent City area. All are within the Dial-A-Ride public bus service area and are close to shopping, medical and other governmental services.

Need

Due to the relatively small size of the community, informal coordination between the service agencies has always been possible. Until November 1991, no task force, coalition or other umbrella group existed to assess, coordinate or implement overall programs for homeless issues. Table 26 is a representation of how local services function as an informal network with both existing facilities and projected needed facilities illustrated. As cited in the 101 Corridor report, financial limitations continue to effect old and new programs and, at this time, appear to be the largest obstacle in meeting needs. With the establishment of the new Del Norte Coalition for Housing and proposed expansion of Housing Authority programs, a stronger network with expanded services and facilities for homeless and transitional housing needs will hopefully result.

In July 1991, those agencies which work with homeless placement on a daily basis were contacted by the County Planning agency as part of the preparation of this Housing Element. It was determined that no needs study was available although each agency had a "feel" for what might be needed. Information regarding service programs and a questionnaire regarding the number of cases/persons served during April/June 1991 were gathered for a general assessment of need. (Appendix B). Due to differences in record keeping techniques and feelings of each provider regarding typical months the figures herein are only a general representation of the situation. Some agencies, for example, do not maintain detailed turn-away information, others maintain information by case while some count shelter nights or people served or beds. This alone indicates the need for more organized coordination between the providers if a truly accurate depiction is to be made.

In following the requirements of the state in analyzing the homeless need for this report it is suggested that the number of cases per month be averaged to the number of cases per night to determine daily need.

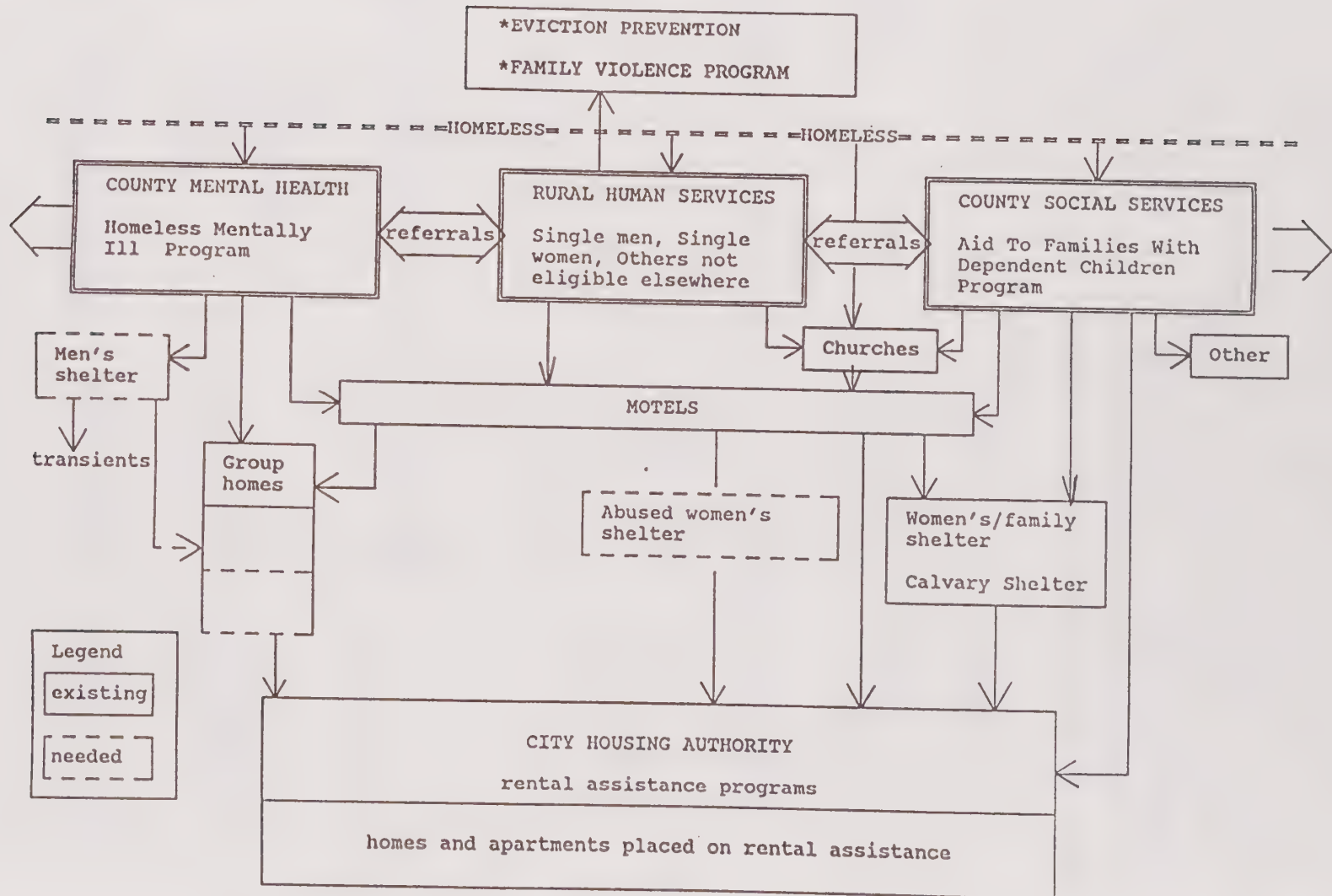
The results of the local survey are summarized in this format as follows:

TABLE 25
HOMELESS SHELTER SURVEY SUMMARY
APRIL/JUNE 1991

<u>MENTAL HEALTH</u>	<u>RURAL HUMAN SERVICES</u>	<u>SOCIAL SERVICES</u>	<u>CALVARY SHELTER</u>
28 people/mo. 70% + men	5 cases/mo. 1 family 3 women/children 1 single man	45 cases/mo. women/children	227 beds/mo. women/children
(1 person/night)	(.17 cases/night)	(1.5 cases/night)	(8 beds/night)
<u>AVERAGE DEMAND: 4 rooms + 8 shelter beds per night</u>			
9 people:motel (.3/night)	5 cases:motel (.17/night)	21 cases:motel (.7/night) 2 cases:shelter (.1/night) 15 cases:other (.5/night)	227 beds/mo. (8 beds/night)
<u>AVERAGE ASSISTANCE PROVIDED: 4 rooms + 8 shelter beds per night</u>			
10 not eligible/mo 9 eligible/no \$/mo. most men (.6/night)	n/a	7 not eligible/mo. unknown type (.2/night)	8 not elig./mo. all men (.2/night)
<u>AVERAGE UNMET NEED: 1 room per night</u>			

Simplistically, it could be argued that funding for one or two rooms nightly for single men would meet the need identified by this averaging method. Several factors in the data and in the opinions of the service providers indicate a broader need however. One aspect is the fact that there is often a peak period where more than one request is received in one day while at other times of the month there are no requests. If, for example, all of the 34 unmet need cases requested service in one week, 5 beds/rooms could be the daily average. An additional aspect is the type of need of the user in terms of other services necessary.

TABLE 26
HOMELESS SERVICES NETWORK
Del Norte County - City of Crescent City



Those eligible for assistance from mental health, for example, would benefit from long-term group home space in order to participate in clinic services while shelter space could provide for more economical use of funds than motel vouchers for those who cannot commit to long-term program participation.

With these perspectives Mental Health estimates a need for two additional small (up to 6 person) group homes and 6-10 shelter beds primarily for men eligible for its programs. It is consensus among the providers that there is the need for a transient men's shelter in general with size ranging from 8 to 15 beds, including mental health users. It is also consensus that a small transitional shelter (long term) for abused women/children families in the County is preferable to the existing alternative of leaving the area. Existing facilities and services for women/children appear to meet the need identified however this conclusion is only as accurate as the study itself. Continuation of funding of the existing programs is also necessary. Reduction or discontinuance of the motel voucher system would necessitate replacement emergency shelter.

In summary the needs identified are:

- * Continued funding of existing programs at their levels of need;
- * Formation of a coalition or task force of service providers to better coordinate information, needs assessment, and possibly establish a grants coordinator to assist with funding and/or administration of existing and or new projects;
- * Establishment of emergency shelter(s) for 8-15 men, including mental health service users;
- * Establishment of two additional 6 person group homes for mental health service users;
- * Establishment of a 6-12 person safe house/transitional shelter for abused women/children families.

VACANT LAND

&

DEVELOPMENT SITES

State Housing Element regulations require that the housing element identify adequate sites for development including “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites”. This analysis is to focus on lands suitable for residential development during the 1991-97 period and whether they will meet the new construction needs identified for the same time frame. The locality can then determine if additional government actions would be needed to help meet the projected new construction need.

The question of suitability of land relates to factors such as physical features and location as well as appropriate zoning and the type of community services available. State guidelines emphasize the provision of community water and sewer lines as essential to residential development. This is solely an urban orientation and only partially reflects the lifestyle, and therefore housing mix, of Del Norte County. Rural densities of 1 acre or larger lots with independent on-site wells and sewage disposal units and private roads are as important in the local housing market as 6,000 sq. ft. lots with community services and public roads. This report therefore distinguishes between urban densities where community water and/or sewer are required and rural densities where independent water and sewage disposal are utilized. The projects and vacant developable lands referred to in this study are capable of supporting or being served by the appropriate water/sewage systems in general. Individual assessment is still required as part of any project review.

VACANT LAND STUDY UNINCORPORATED DEL NORTE COUNTY

A vacant lands report was conducted by County staff in October 1991 (Appendix C). In order to focus on lands which could reasonably be expected to be developed during 1991-97 the study was broken into several sections: Approved Large Projects; Major Vacant Developable Lands; Redevelopment Areas; Coastal Zone Areas; and, Lands for Special Needs. The data from these surveys was used to compile Table 27. These surveys indicate that there is adequate vacant land available to meet identified new construction needs thru 1997. This data also indicates that there is a variety of types of units which could be constructed under the existing zoning/land use designations and water/sewage choices.

Vacant Development Lands

The top portion of Table 27 provides a summary of potential units for single-family, multifamily and mobilehome park development found in the Approved Projects, Major Vacant Lands and Mobilehome Lots (Special Needs) surveys. Of the 2393 total potential units almost half (1147) have some form of local approval such as a recorded or tentative

map, or use permit. Of those approved, 652 could have a dwelling placed with minimal permit processing. This includes 61 mobilehome park spaces, 291 single-family lots zoned for any mobilehome or residence and 340 single family lots for conventional/manufactured mobilehome residences.

In addition to the above, there are 103 mobilehome park units and 100 apartment units in non-residential urban zones which have been or are under review for permits by the County at this time. The Coastal Zone survey also indicates 698 existing vacant lots (approximately half urban, half rural) which could be developed with single family residences/manufactured homes with 228 of these designated for general mobilehome use as well.

In total there are enough vacant lots and vacant lands which could be feasibly developed into as many as 3441 various types of dwelling units. Approximately half, 1553 units, could be developed at this time with minimal permit processing. It should be noted that this survey and estimate do not include all existing vacant lots which could be considered “in fill” in existing neighborhoods.

No survey of underutilized lands was undertaken as part of this project. However it is noted that there are urban residential areas where increased density on lots with existing residences is possible under the General Plan Land Use designation but not possible due to a combination of physical and zoning constraints. Various lots in the Filkins, Pebble Beach and Wildwood areas of Crescent City and lots in the Smith River town area could provide second or third units if minimum project area requirements for clustered zoning districts were changed. This issue is discussed further in the Governmental Constraints section.

Coastal Zone Areas

The California Coastal Act includes Rural Land Division criteria which limit subdivision development in rural areas. Known as the “50% Rule” this regulation prohibits subdivision consideration in rural “market areas” (designated by the Coastal Plan) unless 50% of existing non-exempt lots are developed. Exempt lands are those designated as agriculture, timber or habitat resource. Some commercial lands are included although most commercial lands are located outside of the Coastal Zone Boundary. Del Norte County’s Coastal Zone is broken into 5 rural market areas and 4 other areas. Due to the dynamic nature of the “rule” (vacant lots recorded vs. building permits issued for each area) the County maintains a computerized record keeping program which can issue status reports upon demand. This record indicates the number of exempt, developed and undeveloped lots in each area and calculates percentage of development status.

TABLE 27
DEL NORTE COUNTY - UNINCORPORATED AREAS
LAND INVENTORY SUMMARY*

Zoning/Permitted Housing Type	Number of Acres	Density Range	Availability of Services	Dwelling Unit Potential
Single Family Rural	1346	1unit/1acre-5acre	on-site	867
Urban	378	0-6 units/acre	community water and/or sewer	681
Multi-Family Urban	76.3	0-15 units/acre	community water and/or sewer	774
Mobilepark Desig. Rural	24	0-2 units/acre	on-site	29
Urban	5	0-6 units/acre	community water and/or sewer	42**
Subtotal	1829.3	varies	mixed	2393
Coastal Zone Lots (adjusted)	unknown	varies	unknown	698
Currently zoned Non Residential (mltifam or mhpk)	35	0-12 units/acre	community water and/or sewer	203
Redevelopment Potential	approx. 6	0-15 units/acre	sewer in - water necessary	145 more
Total 1991-97 Residential	1889+ acres	-	-	3439 units

*Based on Appendix C - Unincorporated Area Vacant Lands Study 10/91.

**clustered density resulted in density higher than general plan

Special Needs	Comments	Dwelling Unit Potential
Mobilehomes Unrestricted (single-family)	These may be placed on residential lots zoned for mobilehomes; have no architectural requirements; are part of above total.	539
Manufactured Homes (mobile - single family)	These may be placed on any single-family lot in lieu of a conventional home subject to architecture and are part of above total.	2246
Mobilehome Park Not MHPK Zone	These may be placed by use permit on any undeveloped residential single or multi-family land at density and are part of above total.	1548
Emergency: Transitional Apts	These units may be placed on any multifamily land and are part of above total.	874
Emerg. Shelter	See EMERGENCY SHELTER discussion and map.	-

The Coastal Zone Area survey (Appendix C) made in October 1991 indicates that there is a minimum potential for 698 residential units on 698 vacant residential lots within the Coastal Zone area of the County. This is divided roughly in half between rural and urban areas. The Mobilehome lot survey indicates that 228 of these lots are designated for any type of mobilehome or residence. Due to the basis of the computer program upon which this is based, there is no correlation of data available to indicate land use density or services availability for these vacant lands. However, it is generally known that each lot has the potential for one residence.

Redevelopment Areas

While there is no County Redevelopment Agency the Land Use Plan has targeted an area where it is hoped that increased multifamily densities will act as an incentive for redevelopment which will include extension of water lines and rehabilitation and/or reconstruction of dilapidated single family units be absentee landlords. This area is the unincorporated eastern Roosevelt Tract area, a neighborhood approximately 25 acres in size. The Redevelopment Area survey indicates the potential for 145 more residential units which would be multifamily in nature subject to the extension of adjacent community water lines to the lots.

Special Needs

The 1991-1997 Construction Needs plan prepared by the State for the City and County projects a need for 437 new residential units in the unincorporated County. The 3441 unit potential identified in the vacant lands study more than provides for the projected need.

The second portion of the Construction Needs plan identifies the need for residential units by income category. Whether the 3441 unit potential can adequately provide for these income categories is a question addressed by the Special Needs-Income Category Needs section of the survey (Appendix C) and by Table 28. This table indicates unit types and profiles the percentage of unit types utilized to meet income needs from 1984-90. The 1984-90 percentages are then projected to the 1991-97 figures to estimate the projected need by dwelling type. The vacant land potential is based upon the Special Needs-Income Category survey. This section identifies, by type, those vacant land sources most likely to address the income category during the planning period.

The overall conclusion of this study is that there are adequate vacant lands of various types in both rural and urban areas to meet the need projected for the 1991-1997 time period. It is noted that some cases will require special circumstances, such as single-wide mobilehome park spaces or multifamily rental assistance, in order to meet the projection for low or very low income categories.

TABLE 28
VACANT LANDS STUDY
DEL NORTE COUNTY - UNINCORPORATED AREA
INCOME CATEGORY NEEDS 1991-97

Income Category	Very Low				Low				Moderate				Above Moderate			
Units Needed	118				90				86				143			
Unit Types	SF*	SFMH	MHPK	MF	SF*	SFMH	MHPK	MF	SF*	SFMH	MHPK	MF	SF*	SFMH	MHPK	MF
1984-90 % Profile	3%	68%	14%	15%	3%	64%	6%	28%	17%	11%	1%	71% ^b	90%	0%	2%	8%
1991-97 # Projected	4	80	17 ^a	17 ^a	3	57	5 ^a	25 ^a	50 ^b	30 ^b	5 ^b	0 ^b	129	0	3	11
Vacant Land Potential	539	174	578	539	174	624	1037	539	174	563	788	539	788	539	174	256

* - Single Family includes conventional and manufactured homes.

a - indicates possible, if single-wide mobilehomes or rental assistance is provided.

b - it is felt that the need for moderate multifamily units in 1984-90 was skewed by prison construction and that the 61 projected multifamily units could be redistributed to other categories for 91-97.

SF = Single Family Homes

SFMH = Single Family Mobile Homes

MHPK = Mobile Home Park

MF = Multiple Family Homes

VACANT LANDS STUDY - CITY OF CRESCENT CITY

A vacant land study was conducted by City staff in October 1991 (Appendix C). The study was divided into several sections: Approved Projects; Redevelopment Possibilities; and Vacant Land Available for Residential Development. There was no Coastal Zone Section as the City has just a few vacant residential parcels in the Coastal Zone. Each of these parcels will support only one unit.

Vacant Development Lands

In 1989, City planning staff conducted a comprehensive vacant land survey. The survey has been updated periodically, and the information provided here is current. Within the City limits, there is enough vacant and redevelopable land for a potential of 514 new housing units, 19 single-family units, 90 duplex units, and 405 apartment units. All parcels included have access to City water and sewer, and are available for development without any zoning or general plan changes. Additionally, all parcels counted for development are owned by private sector individuals.

The Crescent City municipal code allows mobile homes in all residential districts providing the units meet all the requirements of a conventional home. By resolution, the Crescent City Planning Commission may permit mobilehome parks in any district.

Redevelopment Possibilities

A. Surf Condominium Project. The Crescent City Planning Commission has approved a project for conversion of an old building near the downtown district to high-end condominiums. The project is expected to have 20 Above Moderate income units.

B. Sutter Coast Hospital - seaside location. The hospital in Crescent City is changing location, and a study has been completed to determine feasible uses for the old hospital location. One of the suggested uses for the site is single-family homes. It is estimated that a total of 27 single-family parcels are possible. Because of the ocean-front location, these parcels would likely sell at Above Moderate prices.

Special Needs

The 1983-1992 HCD Housing Needs Plan projected a need in the City for 179 new housing

units. One hundred and fifty-four of these units were supposed to fall in the Above Moderate income category, 25 in Moderate, and none in Low or Very Low.

The City will be able to meet the 179 new units goal; however, most of the units will fall in the Low and Very Low income groups rather than the Above Moderate. The main reason high income homes are not being built in the City is due to a lack of desirable parcels in the City limits. There is an abundance of parcels in the County with river/ocean views as well as large (one acre+), wooded lots. Also, many locations in the County are away from the fog which hangs over the City so much of the year.

The Housing Needs Plan for the January 1, 1991-1997 planning period places the need for new residential units for the City at 31 units. More than 50% of the projected need (16 units) is in the Above Moderate income group. Through redevelopment and a recently approved subdivision, the City has enough land to fulfill the 1991-1997 need.

TABLE 29**CITY OF CRESCENT CITY****NEW HOUSING UNIT POTENTIAL**

Zoning\Permitted Housing Type	Acres	Density Range	Availability of Services	Actual Unit Capacity
R1 - single family units	3.2	7.26 units/acre	all services available	19
R2 - two family units	8	14.5 units/acre	"	90
R3 & RP multi-family units	16.4	29 units/acre	"	405
Sites with residential redevelopment potential	N/A	N/A	"	47
Note: The following is part of the above totals.				
SPECIAL NEEDS	ACRES	DENSITY	SERVICES	CAPACITY
Mobilehomes	27.6	7.26 per acre	all services available	N/A
Mobilehome Parks	27.6	N/A	"	"
Emergency Shelter	N/A	"	"	"
Transitional Shelter	16.4	"	"	"

SURPLUS LANDS

Despite extensive public ownership of land in Del Norte County, only a few parcels of public land have been declared surplus. The City of Crescent City owns 4 vacant parcels in the City, three of which are in the Redevelopment area. All are zoned commercial and are surrounded by commercial uses. One consists of a full city block which can have mixed use development. One is adjacent to the city sewage treatment plant and is being held for treatment plant expansion. The other two are in the redevelopment area and have been set aside for downtown commercial use. The City also owns three lots in the unincorporated Crescent City areas. Two are old landfill sites, and the other is located in a sensitive habitat area.

Of six parcels owned by the County which are not currently utilized, all but one have significant environmental constraints such as floodway and sensitive habitat. The 44 acre parcel in Klamath designated as Coastal Timberland is not suitable for residential development due to steep slopes, and its location - being surrounded by the Redwood National Park and Alder Camp State Forestry Camp. The County has indicated that it would negotiate transfer of the property to the State Forestry Camp if the California Department of Corrections wishes to acquire it.

No other governmental surplus lands have been identified in the County or City.

HOMELESS SHELTER LANDS

Existing facilities are divided between the incorporated and unincorporated Crescent City area. Assistance offices are located within the City. Motels participating in the voucher system are located within commercial zones, primarily within the City. The existing group home and Calvary Shelter are in urban residential districts in the nearby County. The latter was previously a convalescent home and a conditional use permit was required for its conversion. The small group home required no special permits due to its size.

Housing Element requirements call upon the local jurisdictions to identify any changes which can be made in local code to provide for emergency and transitional housing and to identify areas where the needed housing could be located by those agencies able to provide the shelter.

Emergency Shelter

Emergency shelter takes two forms within the community: motel rooms and dormitory shelter. There are no specific zoning regulations in the City or County which distinguish or address emergency shelters. The County permits motel rooms within multi-family and commercial zones and does not require any distinction as to type of transient use. The City permits motels/hotels in most commercial zones, and like the County, does not require distinction as to the type of transient use. The dormitory shelter was classified by the County as a non-profit/quasi-public use eligible to apply for a use permit in almost any zone (not open space or manufacturing). The City has not yet addressed dormitory shelters.

To address emergency shelter, the County would not need to take action regarding motels; however, it could amend its code to define dormitory-type shelters as quasi-public or public uses for 6 or more persons which would be treated as motels in the multi-family and commercial areas but would require use permit review in other residential areas. The City, like the County, would not need to take action regarding motels. The City currently has no zoning districts which allow dormitory shelters; though it has been discussed by staff to amend the municipal code to allow emergency dormitory shelters with a use permit in selected zones.

Transitional Shelter

The City and unincorporated County have no specific zoning regulations addressing

transitional group homes. State Health and Safety Code establishes that any residential community care residence with 6 or fewer persons is considered a single-family use. Small care homes are therefore permitted anywhere that single-family residences are. Regarding larger group home uses, the County has required a use permit and non-profit or public agency status. This has been primarily to review health, safety and environmental issues and to ensure responsible management of the shelters. The only proposal made in the past few years (abused women's shelter) was approved.

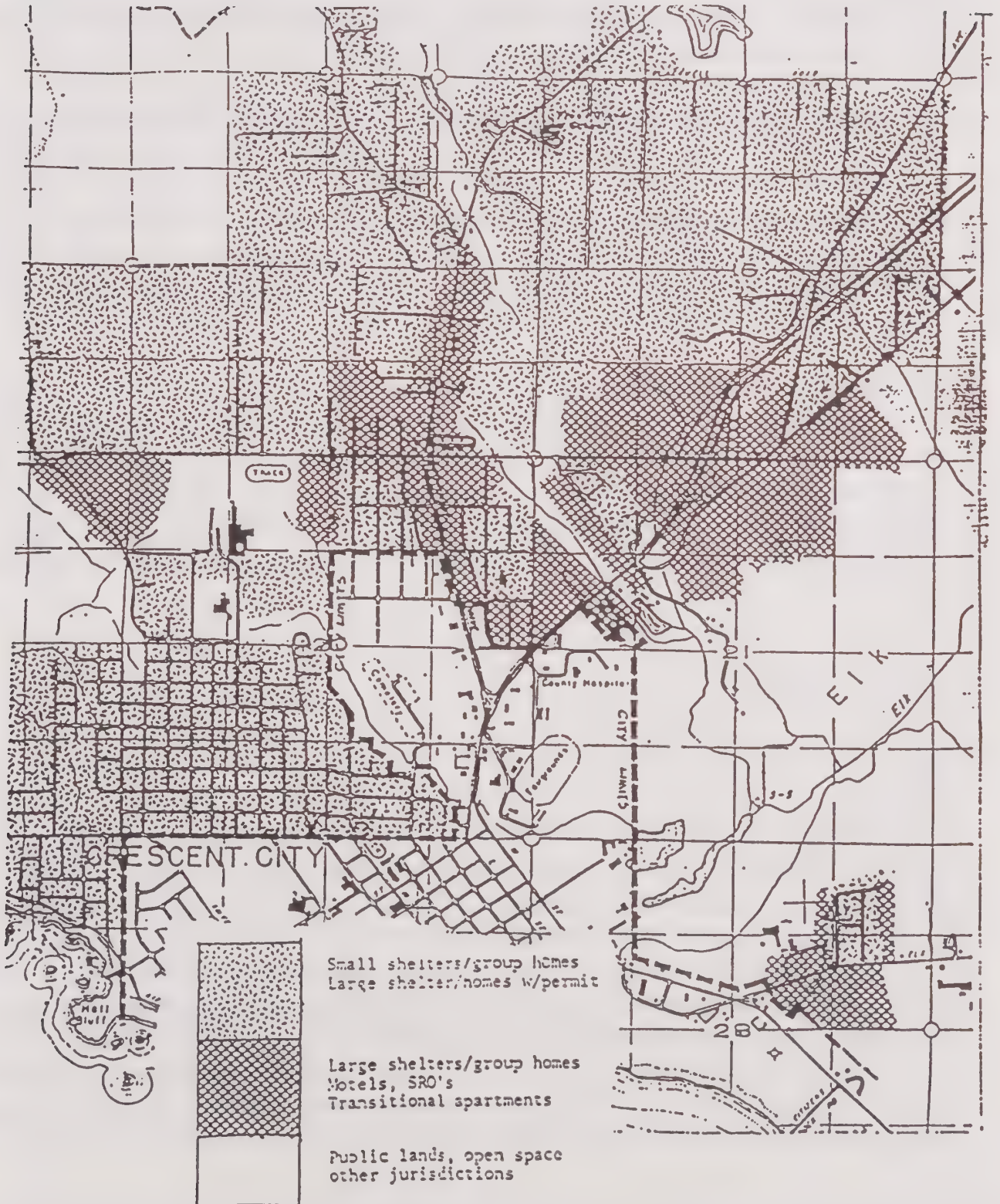
The State includes in its definition of transitional shelter multi-family and Single Room Occupancy (SRO's) structures which include job training and day care services as part of a program for homeless persons making the transition into the mainstream. These type of units are not within the community at this time and no need for such has been indicated, possibly due to the relationship between Cooper House Shelter and the local Housing authority. There are no specific zoning regulations which address these uses within the City or County at this time.

To address the transitional housing the County could amend its zoning code to reflect its group home policy. Single Occupancy Residential units could be defined and made equivalent to motel use which would permit them in multi-family and commercial areas. Transitional multi-family units are consistent with existing multi-family definitions and no changes in code are necessary unless a clarifying definition is warranted. The City could amend its municipal code to allow Single Room Occupancy units or transitional multi-family in its multi-family zones.







Shelter Locations

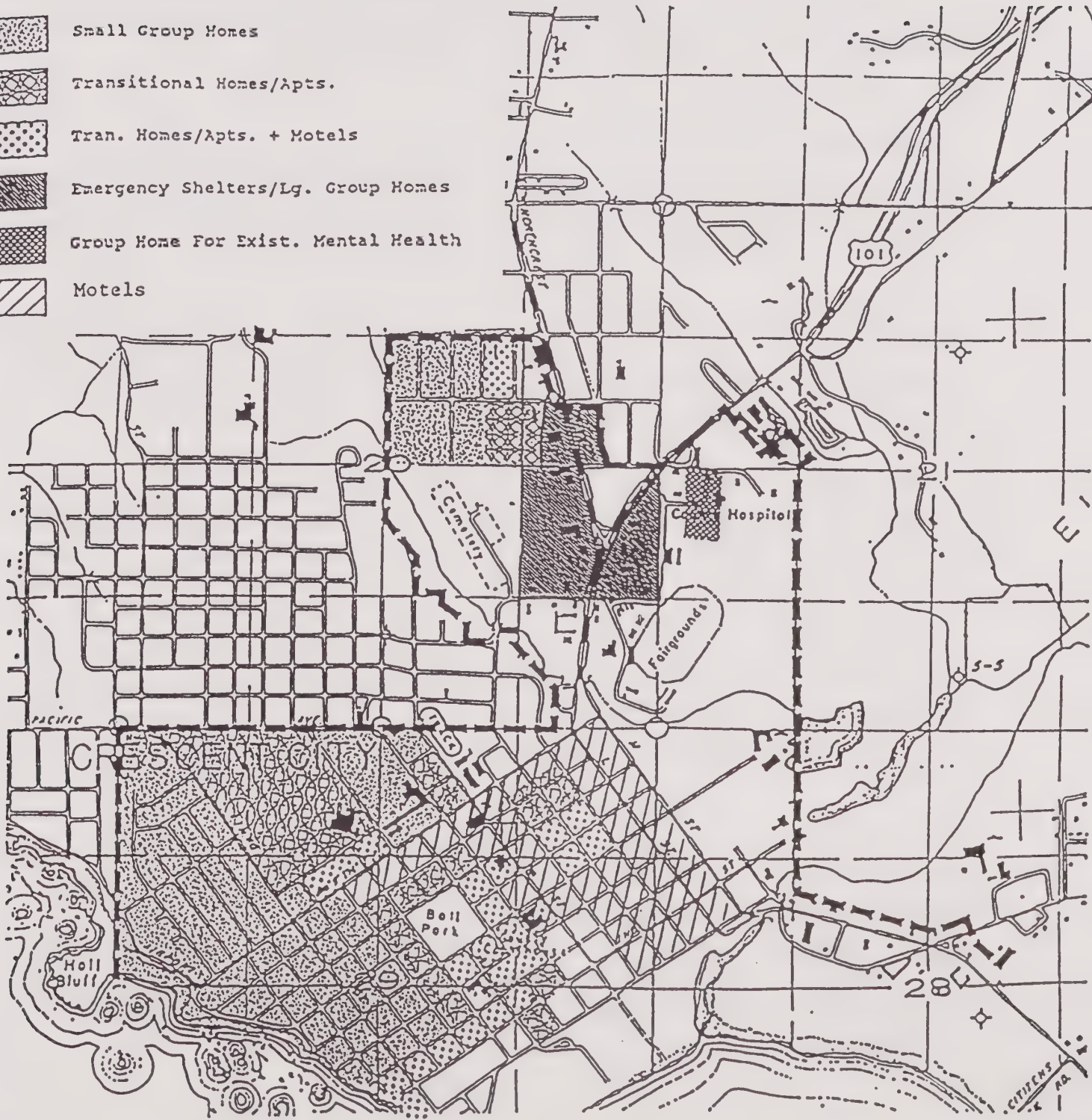
Maps A & B indicate the areas where the above zoning/land use policies would be implemented in the Crescent City and unincorporated Crescent City areas. Unincorporated single-family areas would allow small group homes and shelters, with large group homes and shelters allowed by use permit. Multi-family and commercial areas would allow large group homes, large shelters, motels, transitional apartments and Single Room Occupancy (SRO) apartments. In the City, single-family and two family zones would allow small group homes (6 or fewer residents), and multi-family zones would allow transitional or SRO apartments, as well as motels in the residential-professional zones. Additionally, motels are allowed in most commercial zones. Shelters could be allowed in the commercial-manufacturing zone. For both the City and County, these areas consist of vacant and developed residential and commercial lands and include affordable areas near existing services and transportation routes and services.

MAP A
COUNTY OF DEL NORTE
POSSIBLE EMERGENCY/HOMELESS
SHELTER SITES



MAP B
CITY OF CRESCENT CITY
POSSIBLE EMERGENCY/HOMELESS
SHELTER SITES

-  Small Group Homes
-  Transitional Homes/Apts.
-  Tran. Homes/Apts. + Motels
-  Emergency Shelters/Lg. Group Homes
-  Group Home For Exist. Mental Health
-  Motels



SERVICES

Sewage

The Crescent City, Klamath, and Redwood Park Subdivision areas are served by community sewage collection and treatment systems. The rest of the county relies on on-site disposal, typically septic tank and leachfield systems. A small privately owned treatment plant serves the Ship Ashore resort in Smith River.

The only municipal sewage treatment plant in the county is owned by the City of Crescent City. The treatment plant provides secondary treatment and presently serves Crescent City and two county service districts - Northcrest and Bertsch Ocean View in the unincorporated city. The plant was designed with a dry-weather average capacity of 1.89 million gallons per day (MGD), and a peak capacity of 4.07 MGD.

The treatment plant is currently operating at an average of 79% of dry weather capacity with efficiency within the requirements of the California Regional Water Quality Control Board. In the future, there is a possibility connections to the system could be limited due to lack of sufficient capacity at the plant.

Recent development has caused some sewer main systems in the unincorporated service areas to near flow capacity. For the most part, this consists of pump station capacity problems necessitating an upgrade of pump stations. Large projects and annexations are required to perform a sewer main analysis to determine whether line and/or pumping station upgrades are necessary. One new main was constructed to serve the Seawood apartment project; and two newly annexed projects will be involved in some system improvements if their projects proceed. In general, individual lot development has not been restricted from utilizing existing lines. One small area at the north end of Pebble Beach Drive has been placed under assessment in order to upgrade an overflowing pump station.

The second community sewage treatment system is owned by the Klamath Community Services District - which serves the designated urban area with water and sewer. The system presently serves 28 customers, with original design capacity for 250+ single-family equivalents. Limited development and design problems have resulted in various water quality violations during the past 10 years. Changes were made to the system during the mid-1980's, and the moratorium was lifted. This facility, however, continues to have problems.

Water

The major water system in the county is owned by the City of Crescent City. Three special districts - the Meadowbrook area, Church Tree CSD, and Bertsch Ocean View CSD - contract with the City for water. The City system has a present capacity of 2.7 MGD. The system serves approximately 3,500 customers - less than half of which are located within the City. At this time, the City and County are exploring ideas for other agencies or districts to administer other non-incorporated water connections. There are also water connections along the main from the Smith River into town.

There are some days when the 2.7 million gallons are used. The City will have to reduce or possibly cease new connections to the water system unless an increase in capacity is provided. The only way to increase water capacity would be to add a new transmission main. Several routes for this main have been considered, and the City is conducting feasibility and financing studies at this time.

Water availability in the rural unincorporated areas has not generally been a problem. Many county residents receive water from one of the seven community service districts, four mutual water systems, or numerous smaller shared systems - most of which utilize wells as a water source. Two of the service districts, Smith River and Big Rock (Hiouchi), are currently evaluating their systems to determine what improvements are needed to upgrade existing service and for future development expansion. Most rural residents - particularly in the Crescent City/Fort Dick rural areas - utilize private wells.

DEVELOPMENT CONSTRAINTS

STATE AND FEDERAL GOVERNMENTAL CONSTRAINTS

Land Ownership

The Federal government owns approximately 68% of the land in Del Norte County. This ownership is expected to increase with the development of the newly created Smith River National Recreation Area. Federal ownership also includes lands held in trust for Native Americans by the BIA over which local governments have no jurisdiction. The State of California owns approximately 3.5% of the land in the County. This ownership is also expanding as the State increases the holdings in the undeveloped Lake Earl Wildlife and Elk Creek project areas.

Regulations

Of the 27% of privately owned lands countywide, 77% lies within the California Coastal Zone and is subject to their policies and decisions. An almost equal overlapping area, 76%, is zoned timberland production under state timberland preserve mandate. Only 7% of the land in the county is under discretionary control of local Del Norte County or City of Crescent City agencies. However, even these areas are subject to State and Federal regulations and/or policies regarding issues such as safety, service and environmental protection.

CALIFORNIA DEPARTMENT OF FORESTRY: The California Timberland Production Act is administered by the California Department of Forestry. The Act requires that qualifying timberland be zoned TPZ, restricting the use of the land to timber resource activity. The Act allows conversion of TPZ lands to other uses only under very limited circumstances. As a consequence TPZ zoned lands provide little opportunity for meeting the housing needs of the County.

The Department of Forestry is also responsible for wildland fire suppression. State regulations for development standards in rural areas of state responsibility (SRA's) have required changes in local rural development standards such as building setbacks, subdivision design, road widths, water storage improvements, and hillside development restrictions. Local County regulations were amended in 1991 to meet these standards.

CALIFORNIA COASTAL COMMISSION: The California Coastal Act is administered by the California Coastal Commission. The Act calls for preparation of a Local Coastal Program to implement state policies. The County and City programs have been adopted and in effect since the early 1980's. However, even after certification and delegation of

permit processing functions, the Coastal Commission retains authority over any change and retains decision rights over most permits, either directly or as a final appeals board. This program prescribes uses, densities, urban/rural boundaries and availability of public services on 77% of the privately owned land in the County. The Act establishes a growth control policy which determines when subdivisions can or cannot be considered in rural areas. The extension of community services such as water and sewer are restricted outside of urban boundaries. The Act also establishes sensitive habitat resource protection policies which have set aside open space areas which cannot be utilized for housing or any other development. Where changes in land use are permitted, Coastal Act priorities place visitor serving and harbor/ocean related activities before housing.

In the mid-1980's responsibility for provisions for low-/moderate income housing in the Coastal Zone was removed from the Coastal Act and the Coastal Commission jurisdiction. A separate amendment was made to Government Code planning regulations to place this issue directly in local governments hands. This removed the Coastal Commission from dealing with housing issues. In 1987 the County was forced to defend itself before the State Coastal Commission for the provision of Bonus Density units in a coastal zone area without a General Plan/Coastal Plan land use density amendment. In the end the Commission required the County to amend its Coastal Plan text establishing that the Coastal Land Use Plan was subject to State Bonus Density law without a Plan amendment. Other state agencies such as the Department of Housing and Community Development and Attorney General's Office did not respond to the County's request for assistance in its defense.

CALIFORNIA DEPARTMENT OF FISH AND GAME: In recent years all privately owned lands in the county have been subject to habitat protection policies of the U.S. Fish and Wildlife and California Department of Fish and Game agencies. Local programs for the designation of sensitive habitat areas were established with Department of Fish and Game review during the mid-1980's. Since that time this state agency has chosen to go beyond designated areas which have been set aside as the most critical and subject any area to review for issues as vague as cumulative non-sensitive habitat loss, even in designated, in-filling urban areas. Where larger issues, such as threatened or endangered species, arise extensive mitigation plans utilizing studies, land set-asides, on-going monitoring and/or maintenance add to project costs and limit available private land. These requirements result even where it is found that nearby state or federal land holdings provide protection for large holdings of the same habitat. An additional state action now requires payment of fees to this agency for environmental review.

In some cases costly delays with multiple environmental reviews have occurred. A major cause of such delays has been the position of the federal U.S. Fish and Wildlife service

indicating that it is not required to honor state permit and or environmental processing deadlines.

Fees and Exactions

Very recently the agencies of the State of California have begun to charge fees for the environmental review of local development projects in order to pay for State services. For any project not exempt from the California Environmental Quality Act (generally 3 housing units or more) the Department of Fish and Game can charge \$850 (EIR projects) or \$1250 (Negative Declaration projects). Ironically the smaller projects, which typically have fewer if any DFG issues and are usually done by individuals, have the higher fee to pay. A minor development involving 4 units potential would have over \$300 cost added for each unit where no significant impact were found. (A significant impact would cost less since an EIR would be required.) This fee alone is higher than local government fees for environmental review or initial project review such as subdivision or use permit.

There are a few areas in the City and County Coastal Zone where local agencies do not have coastal permit jurisdiction. In such cases the applicant must apply separately to the Coastal Commission for a permit. Fees for coastal permits range from \$250-2000 for residential units and \$600-2000 for land subdivision.

At this time other state agencies, such as California Department of Forestry and Caltrans, have been discussing fees however no specific action has been taken.

Funding Policies

Due to the rural nature of the area and small size of the County, City and outlying communities the availability of funding assistance from State or Federal programs can be limited. The low numbers of housing units compared to urban areas can result in lower priority for assistance or limited quantities of funds. The distance to facilities such as the U.S. Post Office can also result in disqualification or lowering of qualifying points for projects. In addition, recent cuts in government funding in general mean that fewer assistance programs are available.

LOCAL CONSTRAINTS

Land Use Policies

Development constraints from local land use policies and regulations are fairly typical for rural northern California areas. The City and County both have adopted, active General Plan and Zoning systems which include Coastal Zone and non-Coastal Zone land use designations and regulations.

In the County, Land Use categories fall into four general categories: Resource (agriculture, timber, habitat and/or hazard); Commercial/Manufacturing; Rural Residential; and, Urban Residential. The rural and urban residential categories provide for almost all of the residential development and potential development in the unincorporated area. The Commercial designation permits some residential development as a secondary or mixed use with commercial development as priority. Residential use in resource areas is secondary and, in some cases, is not permitted where it would conflict with the resource priorities. These resource area restrictions reflect state policies.

The only growth control measures applied in the County are those required by the Coastal Act under its Rural Land Division Criteria. At the end of 1991 these policies prevented subdivisions in the Klamath Rural Coastal Area and the Crescent City Rural Area was fluctuating at the 50% level. (See State Constraints on page 78.)

The City Land Use designations fall into just two categories - Commercial and Residential. Some land is also designated for Open Space. The commercial designation, in some cases, permits residential development as a mixed use, otherwise these uses are generally separated. All of the City is in an urban setting, and the City has no growth control measures.

Both the City and County provide for Bonus Densities for projects which commit to the provision of low or moderate income housing.

The County zoning program already provides means for maximum, flexible development. Second units are permitted by use permit which assesses sanitation, lot layout and similar issues. There are two special zones which permit clustering of units to maximize density in either subdivision or rental form; "PC" where flexibility in buildings is involved (apartments, condos, 0-lot lines, etc.), and "D" where flexible lot sizes (not structures) is the goal. These zones have been used as mitigation to environmental constraints while providing for use of density. Table 30 outlines the residential zones in the County.

TABLE 30
DEL NORTE COUNTY RESIDENTIAL ZONING
1991

ZONE	DESCRIPTION	HOUSING TYPES				MINIMUM PARCEL SIZE	MAXIMUM UNIT DENSITY
		SINGLE FAMILY	MULTI- FAMILY	MOBILE HOME	MOBILE PARK		
RURAL ZONES							
RR-1 & -2	Rural Residential	p	c	p	u	1 acre 2 acre	*1 DU/lot *1 DU/lot
RRA-1 & -2 & -3 & -5	Rural Residential- Agriculture	p	c	p	u	1 acre 2 acre 3 acre 5 acre	*1 DU/lot *1 DU/lot *1 DU/lot *1 DU/lot
R-1A	Residential- Agricultural	p	c	p	u	1 acre	*1 DU/lot
MHP	Rural Mobile Home Park	p	n	p	p	1 acre	2 DU/acre
URBAN ZONES							
R-1	One Family Residence	p	c	p	u	6000- 7200sqft	*1 DU/lot
R-2	Low Density Multifamily	p	p	p	u	7200sqft	2 DU/lot
R-3	High Density Multifamily	p	p	p	u	7200sqft	1 DU/ 3000 sqft
MHP	Urban Mobile Home Park	p	n	p	p	1 acre	6 DU/acre

Legend

p = permitted use
u = use permit required
n = not permitted
c = possible with cluster zoning

* denotes zones where use permit may be obtained for second dwelling if lot is twice minimum size

Two issues were identified in the assessment of building activity during the last planning period which effect the maximization of growth under the current General Plan. Both result in under-utilization of lands, particularly in the urban area.

* Development of projects at less than maximum density. It was found that recent development in the urban area was not utilizing maximum densities. Seawood Apartments, designated at 15 units per acre was built at approximately 10 units per acre. Washington Park single-family subdivision, designated at 6 units per acre was built at approximately 4 units per acre. In the past two years the County has informally required minor (tentative map) “large lot” subdivisions within the urban boundary to be designed such that additional subdivision of lots could occur to full urban density. Amendment of the General Plan and Zoning urban residential requirements to set minimum densities and to require design to provide for General Plan densities within the urban boundary should be undertaken.

* Restriction of “PC” and “D” zone application results in underutilized urban lands. Both of these special clustered density zones have a minimum project area of 1 acre. Several existing, older neighborhoods in the Crescent City (unincorporated) and Smith River townsite could provide second or third unit rentals or clustered lots, if these zones were applied. However, the lots in these areas are under the 1 acre minimum and do not qualify at this time. Amendment of these zoning district requirements deleting the minimum project area requirement should be undertaken.

An additional issue identified as confusing to residents and developers in the Crescent City urban area in general is the fact that there are two standards for urban development and land use since part of the urban area is in the City and part is in the unincorporated County. Sign regulations, parking standards, street and utility improvements are some of the areas where regulations differ, sometimes slightly.

The City zoning allows flexibility if a use permit is obtained for a Planned Unit Development (PUD). Cluster developments, 0-lot lines, etc. are allowed; however, densities must not exceed allowable densities of that particular zone. A PUD has a minimum lot requirement of one acre. The Planning Commission, however, has the authority to reduce or waive the minimum. Table 31 outlines the types and density of residential zones in the City.

TABLE 31
CRESCENT CITY RESIDENTIAL ZONING
1991

ZONE	DESCRIPTION	HOUSING TYPES				MINIMUM PARCEL SIZE	MAXIMUM UNIT DENSITY
		SINGLE FAMILY	MULTI- FAMILY	MOBILE HOME	MOBILE PARK		
R-1	One Family Residence	p	n	p	u	6000 sqft	1 DU/lot
CZR-1	Coastal Zone One Family Residence	p	n	p	u	6000 sqft	1 DU/lot
CZ R1-B	Coastal Zone One Family Resid./Beach	p	n	p	u	6000 sqft	1 DU/lot
R-2	Two Family Residence	p	p	p	u	6000 sqft	2 DU/lot
R-3	Multifamily Residential	p	p	p	u	6000 sqft	1 DU/ 1500 sqft
R-P	Residential Professional	p	p	p	u	6000 sqft	varied
CZ RP	Coastal Zone Residential Professional	p	p	p	u	6000 sqft	varied
CW	Commercial Waterfront mixed-use	u	u	u	u	no min.	density subject to use permit

Legend

p = permitted use
u = use permit required
n = not permitted
c = possible with cluster zoning

Codes and Enforcement

The County and City have adopted the Uniform construction codes (Building, Plumbing, Fire, etc.) for use in local development. No additional restrictive local codes have been applied. Due to financial and staffing limitations in the City and County, there are no separate, full time code enforcement programs in building or zoning. Enforcement is undertaken on a complaint or “as find” basis. It has been the City’s and County’s policy to work with property owners to bring projects into compliance when possible. Where necessary, alternative materials or construction methods acceptable to a licensed engineer can be permitted, depending upon the circumstance.

In the City and County, building inspections are typically possible within 24 hours of request. Assistance prior to the permit process is also available. The City and County building departments work with the rehabilitation programs to provide assistance and inspections on rehabilitation loan projects.

No recommendations for change in the code enforcement programs have been identified.

On/off-site Improvements

County

The County consists of a variety of parcels created at different times by different methods of deeds and/or maps. In some areas parcels exist with all improvements to the property line, while others are on paper only with no improvements. Since the mid-1970s, projects creating new lots have been required to provide improved access, basic drainage, data/mitigations regarding any special environmental constraints (flood, geology, etc.), and either community water/sewer mains in-street or proof of adequate on-site system potential. These costs are passed on in the lot price. Building requirements subsequently include water/sewer connection or on-site construction costs and any special constraint follow-thru (flood, geology, etc.). In older areas where lots exist with minimal off-site improvements, programs of “deferred improvement agreement” can be used with building permits for improvements such as access so that a number of property owners may construct improvements on a shared basis. In other cases, such as water or sewer lines, “payback agreements” are typical where other parties will benefit from the off-site improvement.

There are generally two categories of development: rural and urban. Development in rural areas involves private road easements, privately maintained gravel roads, use of open natural drainages and on-site sewage and well facilities. Minimum standards for private

roads have been in use for 15 years and a “cumulative” approach of improvement is used based upon the general plan potential vs. current number of units served. Due to the density of development served, urban-area standards call for paved public roads. These permit safe, durable access with basic maintenance. A range of standards based upon classification of road apply with distinctions made for local and cul-de-sac streets. Two travel lanes and on-street parking are typical, although waivers in parking lanes have been given in older neighborhoods where streets or right-of-ways are narrower. Curb, gutter and sidewalk have become standard conditions for safety and drainage purposes. Infill projects are eligible for waivers to existing neighborhood standards. Surface drainage on street (rather than underground) is typical and vertical gutter is necessary to manage street flows. Water and sewer line extensions are required by health regulations in order to maximize density.

On-site improvements are those typically for water and sewage disposal. Other on-site constraints are found in zoning regulations. Setbacks for yards range from 5 to 25 ft. in urban and rural areas and are based upon fire access and separation of farm animals from units. Permitted lot coverage ranges from 15-20% of lot in rural areas to 35-60% in urban areas and has been sufficient to provide for a variety of residence sizes with a record of almost no variance requests. Height restrictions permit 2-3 story residences in general.

Parking requirements call for two off-street spaces per residential unit. Waivers reducing this requirement have been granted for special housing projects such as senior apartments and the homeless shelter, and mixed-use credit can be considered under the code. Multi-family parking in urban areas requires paving to mitigate dust impacts. There is no requirement for covering or paving of parking for single family or duplex use. The 1984 Housing Element identified a conflict with the Farmers Home Administration regarding parking requirements. It must be noted that although correspondence was addressed to the County, the FmHA conflict was with the City of Crescent City’s requirement for two covered parking spaces. The County firmly supports the need for two off-street spaces due to narrow streets, weather and trend for miscellaneous vehicles such as boats and RV’s, it does not require substantial improvements for the spaces.

The County has developed urban and rural improvement standards which meet basic health, safety and property owner expectations and has provided for waivers where special or pre-existing conditions may warrant. No recommendation for changes in the improvements regulations have been identified for change.

City

In Crescent City, most development is infilling of urban lots as few parcels are large

enough for subdivision. All City lots have access to City water and sewer, and in most cases, the streets, curbs, gutters, and sidewalks are already in place. New developments must install curbs, gutters, and sidewalks. The City also offers a 0% interest loan program for new sidewalks in previously developed areas. Setbacks range from 5-20 feet. Permitted lot coverage ranges from 50-65%; and height restrictions are generally 35 feet maximum.

The City requires two covered parking spaces for single family residences. Multifamily developments must provide 1.5 spaces per unit and need not be covered. The City has been able to work successfully with the Farmers Home Administration in the past (since 1984), regarding parking for single family residences. It is now the City's policy to waive the excess parking requirements for low-income housing projects.

Fees and Exactions

State regulations permit local government to charge its costs for the processing of permits. Building permit fees are as set forth in the Uniform Building Code. City and County planning permit fees were updated in 1990 and are outlined in Table 32. It was estimated by staff that these fees did not reflect the total actual cost of processing, for example, county fees reflect only half of their true cost. The majority of the costs upon which these fees are based are from State requirements such as mailings, newspaper notices, copying for distribution, and public hearings. As of January, 1991 the highest portion of local permit processing fees for projects not Exempt from the California Environmental Quality Act (i.e. housing projects of 3+ units) was the \$1250 required by the State Department of Fish and Game (see State constraints above). This fee is paid by the project applicant separate from any City or County processing fees. State Coastal development fees are also higher than City or County fees; however, the number of coastal permits required from the State are minimal due to the adopted Local Coastal Programs. The City nor County do not have an additional fee for coastal permit processing, choosing instead to absorb the additional processing expenses.

Table 33 illustrates a sampling of service connection costs for community water and sewer services. The costs are incurred at the time of the building permit issuance and are collected by the respective district. This is done to avoid legal eviction and/or collection problems regarding occupancy without connection or certificate of occupancy, circumstances which have occurred in the past and resulted in this policy.

The only other permit fee collected at this time include the School District fee adopted pursuant to State mandate for funding assistance. In 1991 this fee is \$1.58 sq. ft. for residential development and is due prior to issuance of the building permit at the District's mandate.

TABLE 32
PERMIT PROCESSING FEES
1991

LOCAL FEES	DEL NORTE COUNTY	CRESCENT CITY
CEQA - Noice of Exemption (recorded)	\$50	N/A
CEQA - Negative Declaration	\$150 - 500	\$125
CEQA - Environmental Impact Report	cost+ \$700	cost
Minor Subdivision*	\$275	\$125
Major Subdivision*	\$275+ 15 - 25/lot	\$350
Rezoning	\$150 - 300	\$250
Use Permit	\$100 - 300	\$125
Variance	\$150	\$125
Planned Development	\$150+ 5/acre	\$375
Cluster Development	\$50 - 150	N/A
Mobilehome Park	\$200+ 5/space	N/A
Architectural Review	N/A	\$70
Coastal Development Fee	N/A	\$150
SAMPLE FEES FOR NEW HOME APPROXIMATELY 1,000 - 1300 SQ. FT.		
Building Permit Fees**	\$900 - 975	\$900 - 1100
School District Fees - \$1.58/sq. ft.	\$1,580 - 2,054	
STATE FEES		
California Dept. of Fish & Game	EIR-\$850/Neg.Dec.-\$1,250	
Calif. Coastal Commission - coastal permit		
Single Family	\$250 - 500	
Multi-Family	\$600 - 2,000	
Minor Land Division (4 units or less)*	\$600	
Major Land Division*	\$120 per unit/lot or \$2,000 whichever is greater	
*Application fees only - final recording fees not included.		
**3 BR/2BA 1,000 - 1,300 sq.ft. includes: permit (\$48 sq.ft.); plan check; plumbing; electrical; state siesmic fee.		

TABLE 33
SEWER AND WATER CONNECTION FEES
1991

Type of Connection	Fee
Sewer connection (both City and County)	\$2,000
Water connection in City	\$300
Water connection outside City - to City system	\$400
Water connection in Bertsch-Ocean View CSD	\$800
Water connection in Smith River CSD - exist. area	\$750 - 1,000
Water connection in Smith River CSD - new area	\$1,475 - 1,725
Water connection in Gasquet CSD - existing area	\$400 cost+ 10%
Water & Sewer connection in Klamath CSD	\$1,000
Note: Cost of connection fees does not include labor of installation, nor lateral/main extensions.	

Past building activity reports and needs plan assessment indicate that quantity and income level needs have been met without special fee exemptions on the part of the City or County. Both the City and County have attempted to keep permit costs at a minimum. The fiscal crisis which the County faces at this time and financial problems within the City limit the ability to provide blanket exemptions from fees. However, the City and County have always taken special requests into consideration and will continue to do so. No change is proposed.

Processing Time

Table 34 indicates processing time for various types of development projects within the City and County. For the most part, processing time is swift, generally following state mandated minimum processing times.

Processing of projects as a “package” (zoning, subdivision, building permits, etc.) at one time is encouraged and pre-application assistance is available to achieve this. A significant 4 week increase in processing time occurred in 1990 when California Environmental Quality Act review policies were changed, conflicting with the environmental processing cycles. The City and County Building Departments time includes coordination of building permit review with all other effected agencies. No change in permit processing is proposed.

Funding

Although growth in the community has been significant during the past few years the County has been faced with substantial public facility improvement programs as a result. Coupled with the quickly declining State and National economies and decline in local natural resource revenues a fiscal crisis has arisen as it has in many other rural communities. Local funding limitations have resulted in employee layoffs in both 1990 and 1991. Cost cutting efforts in 1991 included reduction in the grants/housing rehabilitation program staff and in the merger of the Planning-Public Works-Building Departments with a reduction in staff.

The City and County have, in past years, attempted to keep development costs to a minimum in fees and improvements. As a result there is little to cut in fees or improvements which would not have a result of making the general taxpayer subsidize development. Where assistance can be given to special projects, the City and County have attempted to do so with staff assistance, expedited review, financing support and negotiation with State

agencies. At this time neither the City nor County have the funding or staff available to provide special housing programs or to monitor the actions of other housing agencies. Although some grants and programs are available, on a limited basis, it is estimated that \$150,000 of additional grants per year is needed to generate adequate administrative funds for each additional staff person.

TABLE 34
PERMIT PROCESSING TIME
1991

<u>Permit Category</u>	<u>Del Norte County</u>	<u>Crescent City</u>
Building permits:		
CEQA Exempt - no coastal permit	1-2 weeks	3-5 days
CEQA Exempt - w/ coastal permit	4-6 weeks	7-14 days
Negative Declaration	same as use permit	6-8 weeks
Subdivisions and Use Permits:*		
CEQA Exempt	4-6 weeks	6-8 weeks
Neg. Dec. w/out responsible agency	6-8 weeks	6-8 weeks
Neg. Dec.-mitigated or w/ resp. agency	8-12 weeks	8-12 weeks
Appeals:		
Local-Board or Council	3-5 weeks	3-5 weeks
Coastal-after local review	6-12 weeks	6-12 weeks
General Plan Amendments/Rezoning:**		
Not in CA Coastal Zone	12-16 weeks	12-16weeks
In CA Coastal Zone	20-28 weeks	20-28weeks

* timeframe is only through approval of tentative map

** denotes time where EIR is not required

NONGOVERNMENTAL CONSTRAINTS

While government regulation does affect the cost and availability of housing, more significant by far are market factors: building costs, site development costs, and financing costs.

Single family home ownership is still a major objective of most families in California. Therefore, it is the cost of a new single family dwelling that serves as a benchmark for consumer decisions about the type and size of housing they want and can afford. Factors making up the cost of a new single family home include land costs, site development costs, construction costs, and financing costs.

Land Costs

The average 60' x 120' lot with city-owned water and sewer service costs approximately \$18,000 - \$20,000. The average country lot (generally one acre), with well and septic possible will cost approximately \$30,000 - \$40,000.

Site Development Costs

Site development costs vary immensely with each lot. Water and wastewater disposal are the main costs of site development. If public water is available, the cost will range from \$300 - \$1725. The average well and pump in Del Norte County will cost approximately \$3,400. The connection fee for City sewer is \$2,000. A septic tank with leach lines will range from \$1,800 - \$2,200. Some septic tanks which require engineered plans can cost as much as \$5,000. Pacific Power can usually provide new power services at no charge or for a nominal cost of \$100 or less.

Financing Costs

Interest rates, which are traditionally erratic, are a large portion of total housing costs. Since 1975, interest rates have fluctuated from a low of around 8% to a high of over 18%. The current (March 1992), rate is roughly 8%-9% for a fixed rate home loan.

Financing a home has some additional costs which may include:

1. application fees	\$200 - 250
2. loan points	1.5 - 2% of the loan +approximately \$250
3. escrow/title charges	\$500 - 1500
4. appraisals	\$250 - 400
5. credit report	\$50
6. tax service fee	\$65 - 69

These fees will add approximately \$3,000.00 to the price of the home, and the buyer must often pay the fees up front - in addition to a down payment. Lending institutions generally prefer to make loans for 80% of the purchase price; however, loans for 90% of the purchase price are possible with a higher interest rate. Few institutions will lend with less than a 10% down payment.

As a rule of thumb, lending institutions will make loans for 25%-28% of the borrower's gross monthly income. The overall debt ratio should not exceed 32%-38%.

Construction Costs

According to Building Standards, September-October 1991 issue, the cost of a wood-frame dwelling in non-metropolitan California is \$48 - \$68 per square foot. The average cost per square foot is \$58. This means that in construction costs alone, a small 1,000 square foot home will cost roughly \$58,000. A moderate three bedroom, two bath, 1250 square foot home will cost approximately \$72,500. Land costs, site development costs, and financing costs will increase the overall cost of the home.

Total Costs

Total cost of an average wood frame/mobile 3 bedroom 2 bath - 1250 sq. ft. home.

	<u>Urban Area</u>	<u>Rural Area</u>	<u>Rural Area Mobile Home</u>
CA fish & game*	\$312	\$312	\$312
land	\$20,000	\$35,000	\$35,000
water	\$1,250**	\$2,500***	\$2,500***
sewage	\$2,000**	\$2,000***	\$2,000***
perk test	N/A	\$400	\$400
construction	\$72,500	\$72,500	\$42,000
build permit	\$1,000	\$1,000	\$200
<u>school fees</u>	<u>\$1,975</u>	<u>\$1,975</u>	<u>\$1,975</u>
subtotal	\$99,037	\$115,687	\$84,387
Financing			
points at 1.5%	\$1,486 + 250	\$1,735 + 250	\$1,266 + 250
escrow	\$1,000	\$1,000	\$1,000
appraisals	\$375	\$375	\$375
tax service fee	\$67	\$67	\$67
credit reprt.	<u>\$50</u>	<u>\$50</u>	<u>\$50</u>
TOTAL	\$100,965	\$119,164	\$87,395

*\$1,250 applies to projects with 4 or more units, $1250/4 = 312+$.

**Municipal utilities costs

***Private well and septic tank

Other Factors

Due to the physically isolated location of Crescent City and Del Norte County, this area experiences a closed housing market. The housing in the City and County has limited competition with outlying areas. Some of those working in the area commute from nearby Brookings, Oregon. The housing market has a tendency to follow local trends rather than the normal competitive process of a larger area. At times, these factors may inflate the costs of housing.

**GOALS, POLICIES,
&
OBJECTIVES 1992-1997**

Past sections of this document outline progress and changes in the City and County since the 1984 Housing Element, identify various types of housing need in 1992-1997, and also identify constraints which housing development faces in meeting those needs. This section presents housing goals, policies and objectives which the City and County have developed for the 1991-97 period to help meet community housing needs and address local constraints. As required by State law, this section provides the following information:

- * **Goals:** statements of purpose indicating the directions the City and County will take to address housing development problems.

- * **Policies:** statements linking goals and objectives program by outlining actions to be taken to meet goals.

- * **Program objectives:** a summary of quantified actions recommended to implement the Goals and Policies. This includes specific description, funding sources (if applicable), responsible agencies and officials, and a timeline within the planning period.

CITY AND COUNTY 1992-1997 HOUSING PROGRAM

Quantified Objectives

A summary of 1992-1997 housing unit needs identified in the previous Needs sections and a summary of 1992-1997 objectives as provided by responsible agencies is shown in Table 35.

Responsible Agencies

A summary of local public and non-profit agencies which are identified in this program is shown in Table 36. The name of the agency, decision-making authority, and types of funding/assistance for their programs are identified.

Housing Goals and Programs

The following goals, policies, and program objectives have been developed in consultation with local governmental agencies and non-profit organizations which are active in addressing housing issues in the community. Reflected in these statements is an overall intent to continue with the successful approach of reliance on the open housing market and local government encouragement of projects oriented to special needs. Due to budgetary, management and staffing constraints, the City, County, or other agencies cannot guarantee the successful completion of these programs. Nor can the City or County be responsible

for the action or lack of action of any agency other than its own. However, it is the intent of indicated agencies to attempt the indicated programs during the specified time period.

TABLE 35
SUMMARY OF NEEDS AND QUANTIFIED OBJECTIVES

	Need	1992-1997 OBJECTIVES				
		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
County Wide						
New Construction	511	125	100	105	181	511
Growth	(383)					
Replacement	(128)					
Rehabilitation	1834	130		**	**	
Conservation						
Lower Income Renters	590	520 Section 8		-	-	
Weatherization	unknown	600		**	**	
At-Risk	0			-	-	
County (unincorp.)						
New Construction	437	118	90	86	143	437
Growth	(336)					
Replacement	(101)					
Rehabilitation	1494	60				
Conservation						
Lower Income Renters	443	390 Section 8				
Weatherization	unknown	546				
At-Risk	0					
City						
New Construction	74	7	10	19	38	74
Growth	(47)					
Replacement	(27)					
Rehabilitation	138	70				
Conservation						
Lower Income Renters	147	130 Section 8				
Weatherization	unknown	54				
At-Risk	0					
*Per specific government/non-profit targets established for the 1991-1997 time period.						
**No special programs are offered for these categories, therefore the objective is whatever the property owners or market will bear up to the estimated need identified in Goal 4.						

TABLE 36***RESPONSIBLE HOUSING AGENCIES***

AGENCY NAME	AGENCY TYPE	DECISION MAKERS	CURRENT PROGRAMS	ASSISTANCE TYPES
City Planning Dept.	Public	City Council	General Plan/Zoning	Staff time/policy
City/County Housing Authority (including City Rehabilitation)	Public	City Council	Section 8, CDBG Rehabilitation	Stafftime/grant administration
County Community Development Department (Planning)	Public	County Board of Supervisors	General Plan, Zoning & Building	Staff time/policy
County Rehabilitation Program	Public	County Board of Supervisors	CDBG	Grant Administration
Rural Human Services (RHS)	Non-profit	RHS Board of Directors	FEMA-eviction prevention/motel vouchers	Grant Administration
Del Norte Coalition for Housing	Non-profit	Episcopal Community Services Board (Sacramento)	Homeless Shelter	Volunteer time/grant administration
Del Norte Senior Center	Non-profit	DNSC Board of Directors	Weatherization	Grant Administration

GOAL 1: To provide for the development of sufficient affordable housing units to meet the needs of the City of Crescent City and Del Norte County during 1991-1997. The goals, estimated by the California Department of Housing and Community Development, are 74 units in the City of Crescent City and 437 units in unincorporated Del Norte County.

The 1991 vacant land studies for the City and County (Tables 28 and 30) indicate that the feasible potential of vacant land for the 1991-97 period is 561 units in the City and 3,439 units in the County. This amount will easily accomodate the projected needs.

POLICIES:

1. Continue to maintain a sufficient supply of land designated for residential development in the City and the County to meet the quantified housing needs (as follows) for the 1991-97 period.

Quantified Housing Needs

<u>Income Group</u>	<u>City</u>	<u>Unincorp. County</u>	<u>County Total</u>
Very Low	7	118	125
Other Lower	10	90	100
Moderate	19	86	105
<u>Above Moderate</u>	<u>38</u>	<u>143</u>	<u>181</u>
Total	74	437	511

2. Limit underutilization of land and maximize residential development potential in the unincorporated urban area by adopting County General Plan Land Use and Zoning amendments which would set minimum densities permitted for urban residential land uses.

3. Continue to encourage use of the City and County's cluster programs or zones (PUD, PC, D) to promote design flexibility and density maximization for unique or environmentally challenging settings.

4. Maximize residential development potential in the unincorporated urban area by adopting zoning amendments which would provide for maximum use of flexible density (PC and D) zoning districts by deleting project size minimums.

5. Continue to develop policies and oversee improvements to the community water and sewer systems which serve City and County areas.

6. Continue to apply standards for development which provide for public safety and which strive to meet basic expectations for public service, particularly in the urban areas of the City and County.

7. Continue to maintain as prompt permit processing and inspections as possible in the City and County.

1.1 PROGRAM:

* The County will conduct a study and develop a proposal for amendment of the County General Plan Land Use Element to set a minimum density standard for the existing urban residential designations: UR 0-6 units/acres, UR 0-12 units/acres, UR 0-15 Units/acre.

Objective: To study and consider means to maximize unincorporated urban densities.

Responsible Agency: County Community Development Department.

Funding Sources: Staff time.

Timeline: 1992-93.

1.2 PROGRAM:

* The City and County will continue to address the issues and funding of upgrading and expansion of the community water services in the Crescent City area through the joint existing "USA" Urban Services Area committee.

*The City and County will continue to address upgrading and expansion of sewer service as individual issues arise.

* The County will continue to work with outlying services agencies regarding individual issues of adequate water service, where applicable.

Objective: To provide adequate water and sewer service for development where needed - per policy or density.

Responsible Agencies: City of Crescent City Public Works/City Manager; Del Norte County CAO/Community Development Department; various services districts and water providers.

Funding Sources: Staff time; CDBG, other state or federal sources on project-by-project basis.

Timeline: On-going.

1.3 PROGRAM:

* Explore the concept of development standards in the City and unincorporated County Crescent City area which are more similar to each other. This would begin with discussion and agreement between the agencies to undertake this goal and establishment of a process to identify and address any issues of concern. Issues such as parking requirements, street and/or utility improvements could be reviewed.

Objective: Urban development standards which are similar.

Responsible Agencies: City Planning and County Community Development.

Funding Sources: Staff time.

Timeline: On-going.

GOAL 2: To provide for the development of a variety of housing types by tenure and income level in the City and County during 1991-1997.

Income level needs for new construction for the 1991-97 period have been estimated by the California Department of Housing and Community Development. In the City of Crescent City they are: 3 very low units; 4 low units; 8 moderate units and 16 above moderate units. In the unincorporated County they are: 133 very low units; 101 low units; 97 moderate units and 162 above moderate units.

In the City the types of units needed, based on past building activity and state need projections, are estimated to be: 11 multifamily units and 20 single family units. In the County the types of units need, based on past building activity and state need projections, are estimated to be: 53 multifamily units; 30 mobilehome park units; 227 single family/mobilehome units; 129 single family units.

The 1991 vacant land studies for the City and County indicate a distribution of vacant lands which could meet these estimated distributions. The City has a potential for 66 single family units (conventional or mobilehome) and 495 multifamily units. The County has the potential for 2246 single family units (conventional or mobilehome), 174 mobilehome park spaces and 1019 multifamily units.

POLICIES:

1. Continue to maintain a sufficient supply of land designated for residential development in the City and the County to meet the quantified housing needs for the 1991-97 period.
2. Continue to provide previously established City and County programs: Bonus Density, 2nd Dwelling Units, Class K rural housing, Manufactured/architectural mobilehomes and mobilehome parks in residential areas.
3. Continue to maintain a balance of urban and rural lifestyle opportunities in the County by focusing higher density urban development where community services currently exist or can be expanded to provide maximum cost/benefit.
4. Continue to permit mixed-use commercial and residential activities in the City and County.
5. Maintain urban and rural lifestyle opportunities for all income groups in the County by use of existing zoning districts for general mobilehome and clustered development to maximize density and minimize land development and/or construction costs.

6. Consider the use (or expansion of use) of the County's visual overlay zone in unincorporated neighborhoods where there is a demonstrated strong support to insure that new development is sensitive to the appearance and/or character of the neighborhood surroundings.
7. Monitor housing activity on an annual basis to assess whether City and/or County needs projections for all income levels are being met by a voluntary open market (rather than mandatory inclusion) as they have in the past.
8. Support the Del Norte Housing Coalition in the provision of emergency and/or specialized housing.
9. Continue and expand City and County Housing Authority programs and expand into other related housing programs.

2.1 PROGRAM:

- * Monitor County residential building activity by income categories on an annual basis for use in determining whether an average of the needs goals are being met by the open market.

Objective: Monitor new construction goals.

Responsible Agency: County Community Development Department.

Funding Sources: Staff time.

Timeline: 1992 On-going.

2.2 PROGRAM

- * Monitor City residential building activity by income categories on an annual basis for determining whether an average of the needs goals are being met by the open market.

Objective: Monitor new construction goals.

Responsible Agency: City Building and Planning.

Funding sources: Staff time.

Timeline: 1992- on-going.

2.3 PROGRAM

* City and County will continue to staff support the Del Norte Coalition for Housing to work with its advisory board to identify low/very low income housing issues, programs, sites and/or potential funding sources as well as the existing homeless shelter.

Objective: Provide governmental staff support to non-profit provider of special needs housing.

Responsible Agencies: City Planning; County Community Development Department; City and County Housing Authority.

Funding Sources: Staff time.

Timeline: On-going.

2.4 PROGRAM

*The City and County will each adopt a Bonus Density Ordinance to reflect existing policies pursuant to Government Code Section 65915 (a).

Objective: To codify the existing bonus density policies of the City and County pursuant to State Law.

Responsible Agencies: City Planning Department; County Community Development Department.

Funding Sources: Staff time.

Timeline: 1992-1993

GOAL 3: To assist in the development of low and moderate income housing.

New construction need by types for each income group, based on past building activity and state need projections, are estimated in the City to be: Very Low- 3 multifamily; Low- 4 multifamily; Moderate- 4 single family, 4 multifamily. Similar estimates for the County are: Very Low- 84 single family/mobilehome, 17 mobilehome park, 17 multifamily; Low- 60 single family mobilehome; 5 mobilehome park, 25 multifamily; Moderate- 80 single family/mobilehome, 5 mobilehome park, 0 multifamily.

The 1991 vacant land studies for the City and County indicate a distribution of vacant lands which could meet these estimated new construction needs.

Additional housing programs in the community utilize existing structures. The City and County Housing Authority provide assisted rental housing in existing units of various types in addition to new units, and the Del Norte Coalition for Housing runs the Cooper House homeless shelter in a former convalescent hospital.

POLICIES:

1. Continue to maintain a sufficient supply of land designated for a variety of residential development in the City and the County to meet the quantified housing needs for the 1991-97 period.
2. Consider the unincorporated area need for multifamily, mobilehome park and retention of mobilehome designated lands to continue to provide a variety of housing in urban coastal areas when an update of the County Coastal Land Use Plan for the Crescent City Urban Area is considered.
3. Where justified, support programs and projects in the County which are demonstrably oriented to low and moderate income and/or “first time buyer” home ownership.
4. Where justified, support programs and projects in the County which will provide housing for low and very low income households.
5. Expand the City and County Housing Authority programs and projects.
6. Continue to support the Cooper House women and families homeless shelter as a community working with Episcopal Community Services through the Del Norte Coalition for Housing.

7. Expand the Del Norte Coalition for Housing program to include project studies and/or projects for homeless, farmworker, abused persons or other special need groups.
8. Support non-profit entity housing projects which address special needs groups such as senior, large families, transitional housing for homeless, farmworkers, or mentally ill.
9. County will continue to give special consideration to housing projects for very low and low income special needs groups by considering bonding assistance, deferred agreements, or improvement waivers on a case-by-case basis.
10. Make maximum use of public and private resources to help meet identified housing needs within the constraints of local government and non-profit budgets and staffing.
11. Continue to maintain as prompt a permit processing and inspections as possible in the City and County.

3.1 PROGRAM:

* The City and County will provide pre-application review assistance in siting and preparation of applications for very low/low income targeted or special needs targeted projects. This could include assistance such as: locating appropriate sites, identifying issues of concern, referral to funding or program agencies such as the Housing Authority, preparing fee or timetable outline, etc.

Objective: To provide timely permit processing for targeted projects.

Responsible Agencies: City Planning Dept.; County Community Development Department.

Funding Sources: Staff time.

Timeline: On-going.

3.2 PROGRAM:

* The County Department of Community Development, working with the Housing Authority, local non-profit organizations, or developers, will encourage the development of one or more projects with an aggregate goal of 42 very low/low income multifamily units. The County will assist in site identification, permit coordination, and provide data or letters of support for funding applications. The County will consider, on a case-by-case

basis, requests for bonus density, deferred agreements or waivers for improvements, and/or local bonding assistance. The County may consider participation in a CDBG land write down or public improvements grant request if an appropriate purchase/development\management proposal can be developed.

Objective: Provide for the development of targeted very low/low income rental units in the County.

Responsible Agency: County Community Development Department, other agencies as needed.

Funding Sources: Staff time; CDBG.

Timeline: 1992-1996.

3.3 PROGRAM:

- * The Housing Authority will continue to utilize -- to the fullest extent possible -- its existing 262 certificates and 158 vouchers under the Federal Section 8 program.
- * The Housing Authority will attempt to expand its voucher/certificate system, particularly for the provision of senior and large family units. It has targeted a goal of 25-50 additional vouchers/certificates per year.
- * The Housing Authority will attempt to provide additional assisted large family rental units by working with City and County rehabilitation program(s) to utilize existing housing for the Section 8 program. It has targeted 5 units per year as a goal.

Objective: Continued and expanded rental assistance units under Housing Authority programs.

Responsible Agencies: City and County Housing Authority.

Funding Sources: HUD Section 8; CDBG Rehabilitation programs.

Timeline: Annual Grants; On-going assistance.

3.4 PROGRAM:

- * The Housing Authority will establish a "Family Self Sufficiency Program" which inte-

grates social services (job training, child care, living education seminars) with homeless, transitional, and long-term housing assistance recipients. This will involve coordination of programs and client referral between the Cooper House Shelter (Housing Coalition), job training program (RHS), Social Services Department, Child Care Council, Employment Development Department, and College of the Redwoods.

* The Housing Authority will pursue establishment of transitional housing units targeted for use in the Self Sufficiency Program by designating all new housing assistance voucher/certificates to the program.

Objective: Provide coordinated opportunity for recipients to transition to a responsible household setting.

Responsible Agencies: City and County Housing Authority.

Funding Sources: Staff time; HUD Transitional Housing Program/McKinney Housing Demonstration Act; HUD Section 8;

Timeline: grant application 1992-93; On-going program.

3.5 PROGRAM:

* The Housing Authority will establish a Hispanic outreach program, including duplication of materials in Spanish, targeting of areas such as Smith River for units and clients, and bilingual office service, if possible.

Objective: Increase housing availability for Hispanic clients, particularly in outlying areas.

Responsible Agencies: City and County Housing Authority.

Funding Sources: Staff time.

Timeline: 1992.

3.6 PROGRAM:

* The County will prepare zoning ordinance amendments addressing emergency and transitional housing for the homeless. Definition and/or permit policies for group care, dormitory, transitional apartments, motels and single-room-occupancy housing will be

included.

* The City will prepare zoning ordinance amendments addressing emergency and transitional housing for the homeless. Definition and/or permit policies for group care, dormitory, transitional apartments, motels and single-room-occupancy housing will be included.

Objective: Clarify zoning definitions, existing policies, and procedures for various types of emergency shelter in the City and County.

Responsible Agencies: City Planning Department; County Community Development Dept.

Funding Sources: Staff time.

Timeline: 1992-93.

3.7 PROGRAM:

* The Del Norte Coalition for Housing will continue to operate the 30 person Cooper House homeless shelter for women, children, and families. This is an emergency shelter with up to 21 days shelter provided.

Objective: To continue to provide emergency shelter for women, children, and families..

Responsible Agencies: Del Norte Coalition for Housing.

Funding Sources: FEMA (Emergency Food & Shelter); FESG (McKinney shelter); ESP (allocated and unallocated); Private contributions.

Timeline: Annual grant applications; ongoing operations.

3.8 PROGRAM:

The Del Norte Coalition for Housing will conduct a feasibility study to locate and fund a 10-15 person homeless men's shelter in the Crescent City area. If feasible, the Coalition will seek to establish the shelter.

Objective: Establish a homeless men's shelter.

Responsible Agencies: Del Norte Coalition for Housing.

Funding Sources: FEMA (Emergency Food & Shelter); FESG (McKinney shelter and veterans); ESP (allocated and unallocated); Federal Office of Substance Abuse Prevention; Private contributions.

Timeline: 1992-1993 start; annual grant applications; ongoing operations.

3.9 PROGRAM:

* The Del Norte Coalition for Housing will study the needs of farmworkers in the Crescent City/Del Norte County area and develop a proposal to address these needs. At this time it is not know what type of proposal may be developed; however, the following issues may be addressed; rehabilitation of housing for year-round residents; new housing for year-round residents; group housing for seasonal migrants; a housing coordination program.

Objective: Identify farmworker needs in the community.

Responsible Agencies: Del Norte Housing Coalition.

Funding Sources: CDBG; Farmworker's Housing Grant Program; Office of Migrant Services; Cal Housing Trust Fund; FMHA Section 514/516 Farm Labor Housing (rental).

Timeline: Study 1994-1995.

3.10 PROGRAM:

*Rural Human Services will continue to administer its rental eviction assistance program in the City and County area.

Objective: To try to limit evictions which could result in homeless family situations.

Responsible Agencies: Rural Human Services.

Funding Sources: FEMA (Emergency Food & Shelter); ESP (allocated).

Timeline: Annual Funding; Ongoing program.

3.11 PROGRAM:

* Rural Human Services will work to acquire and make available rental units for mentally disabled clients of the County Mental Health Department program. The acquisition of 4 rental units to be rehabilitated and set aside for up to 6 clients is proposed.

Objective: To provide supervised rental housing for mentally disabled program clients.

Responsible Agencies: Rural Human Services.

Funding Sources: California Housing Rehabilitation program (rental component).

Timeline: 1992-1993.

GOAL 4: To conserve and improve existing housing stock.

The City of Crescent City has identified 138 substandard units in need of rehabilitation. The following is an estimate indicating where these units fall when placed in income categories.

County studies and past Census data indicate an estimated 1,494 units in the unincorporated area in need of rehabilitation or replacement.

<u>Income Group</u>	<u>City</u>		<u>Unincorp. County</u>	
very low	34.5	25.00%	358	24%
low	47.5	34.38%	538	36%
moderate	47.4	34.37%	478	32%
<u>above moderate</u>	<u>8.6</u>	<u>6.25%</u>	<u>120</u>	<u>8%</u>
total	138	100%	1,494	100%

The City's rehabilitation program estimates it goals over the 1991-97 period would be 70 units. Based upon past building permit records additional unassisted projects could be anticipated from all housing types. The State prepared Needs Plan for the same time period estimates a residential replacement goal of 27 units in the City.

The County rehabilitation program goals estimate 60 units in the 1991-97 time period based upon diminished staff. Past building permit records indicate that unassisted rehabilitation of all types of housing could also occur. The State prepared Needs Plan has set a replacement goal of 101 units in the unincorporated area.

A survey of rental units constructed under assisted programs such as local bonds or Farmers Home mortgage programs indicates no projects are at risk in the next planning period.

POLICIES:

1. Continued the rehabilitation of substandard residential units in the City and the County using available subsidies for lower-income owner and rental units.
2. Continue to target older residential areas where rehabilitation assistance is most needed including the Cronk, Beresa, Roosevelt, Filkins, Bertsch/Ocean View, Klamath and Smith River areas.

3. Continue and improve the County building permit-replacement and unassisted rehabilitation reporting system.
4. Prepare to address the conversion of assisted rental units to market rate in the County for the 1997 Housing Element update.
5. Continue the City and County rehabilitation program and Senior Center energy/weatherization programs for existing residences.

4.1 PROGRAM:

- * Update existing static County housing conditions reporting system by establishing a program for correlating building permits for rehabilitation work with condition data for an on-going to-date system.
- * Update County building permit reporting system to better track permits for residential replacement projects, i.e. demolish/building, mobilehome/house, etc.

Objective: Accurate housing conditions data and on-going correlation of permits with rehabilitation/replacement needs and goals.

Responsible Agency: County Community Development Department.

Funding Sources: CDBG.

Timeline: 1992-94.

4.2 PROGRAM:

- * The City Rehabilitation program and County Rehabilitation program will continue to provide rehabilitation assistance in the City and County for substandard units. Utilizing current grant programs, the City has targeted 70 units for the 1991-1997 period while the County has targeted 60 units.

Objective: Rehabilitate substandard housing for continued, safe housing use.

Responsible Agencies: City Housing Rehabilitation program, County Housing Rehabilitation program.

Funding Source: CDBG Rehabilitation.

Timeline: Annual grants; On-going assistance.

4.3 PROGRAM:

* The Senior Center and City and County rehabilitation programs will continue to promote and provide rehabilitation assistance in the City and County for weatherization of existing housing units. These efforts are included in the City and County rehabilitation targets outlined in program 4.2, while the Senior Center has targeted approximately 120 units per year.

Objective: Energy conservation and improved housing conditions for low income households..

Responsible Agencies: Senior Center; City Housing Rehabilitation program; County Housing Rehabilitation program.

Funding Sources: California Low Income Home Energy Assistance Program; CDBG Rehab.

Timeline: Annual grants; On-going.

4.4 PROGRAM:

* Review status of requirements for addressing assisted rental units “at risk” of conversion to market rate rents in the unincorporated County and prepare applicable reports for use in the 1997 Housing Element update.

Objective: Prepare for future Housing Element update; conserve existing assisted housing units.

Responsible Agency: County Community Development Department.

Funding Sources: Staff time.

Timeline: 1996-97.

GOAL 5: To promote equal housing opportunity.

POLICIES:

1. Continue the existing fair housing program which consists of posting of information regarding fair housing and equal opportunity rights and complaint system.

5.1 PROGRAM:

* Posters on fair housing and equal opportunity will continue to be located at the Housing Authority office, City and County rehabilitation and building offices, the Senior Center, public library and real estate offices.

* City and County Housing Authority will continue to act as the local lead agency regarding complaints, providing screening and the toll free phone number of the State Fair Employment and Housing Commission.

Objective: Promote equal opportunity non-discrimination in housing in the community.

Responsible Agencies: City and County Housing Authority.

Funding Sources: HUD; Staff time.

Timeline: On-going.

GOAL 6: Ensure that the goals and programs of this document are reviewed and utilized during the planning period of 1991-97 and updated in a timely manner.

POLICIES:

1. Monitoring of construction and needs goals for the City and County will occur on an annual basis (Programs 2.1 and 2.2).
2. Any major project proposed within the City or County which will have significant impacts upon housing needs in the community shall address said impacts and any needs changes as part of the project review.
3. Update of this element by July, 1997.

6.1 PROGRAM:

* City and County will appoint a housing advisory committee and begin update studies for the 1997 update of this Element.

Objective: Needs, goals and programs update of Housing Element.

Responsible Agencies: City Planning and County Community Development.

Funding Sources: Staff time; CDBG; State or Federal funding assistance.

Timeline: 1996-1997.

LIST OF PERSONS CONSULTED

POPULATION STUDY

Tom Hopper - CA Dept. of Corrections, Pelican Bay State Prison;

HOUSING MARKET COSTS

Roy Tedson - Real Estate Agent;

Michael Perry - Crescent City/Del Norte County Housing Authority;

ENERGY CONSERVATION

Mike Hartley - Pacific Power;

Greg Williams - Six Rivers Solar, Inc.;

Del Norte Senior Center - staff member;

SPECIAL NEEDS STUDY

Michael Perry - Crescent City/Del Norte County Housing Authority;

Crescent City Social Security Office - staff member;

HOMELESS SHELTER STUDY

Glen Hanko - Del Norte County Mental Health Dept.;

Jeannine Galitioto - Del Norte County Dept. of Social Services;

Bruce Harrington - Rural Human Services;

Michael Perry - Crescent City/Del Norte County Housing Authority;

Gary Vanhorn - Calvary Homeless Shelter;

Del Norte Coalition for Housing:

Rev. James Cavanagh - Episcopal Church;

Michael Perry - L.D.S. Church;

Dennis Conger - Rural Human Services;

Pat Estlund - Methodist Church;

Hilary Flowers - Crescent City/Del Norte Housing Authority;

Dr. Phil Franeau - Methodist Church;

Kathy Morris - Episcopal Church;

Linde Ballentine - Social Security;

Glen Hanko - County Mental Health;

Jeanine Pritchett - Community-at-large;

Diane Mutchie - County Community Development

HOUSING REHABILITATION

Laura Foley - Del Norte County Grant Coordinator/Rehabilitation Program Director;
Marilyn Callahan - Del Norte County Rehabilitation Program;
Louis Olivas - City of Crescent City Rehabilitation Program;
Debra McNamer - City of Crescent City Rehabilitation Program;

AT RISK UNITS

Susan Sullivan - CA Dept. of Housing and Community Development;
FmHA - staff member;

BUILDING COSTS

Suzanne Hardcastle - Del Norte County Building Department;
Laura Haban - City of Crescent City Building Department;
Debra McNamer - City of Crescent City Building Department;

BUILDING ACTIVITY

Gerald Cochran - Del Norte County Assessor;

APPENDIX A

Regional Needs Plans

***1984 Housing Element**

***1991-1997 Plan**

DEL NORTE COUNTY HOUSING NEEDS PLAN

This housing needs plan for Del Norte County has been prepared by the State Department of Housing and Community Development in order to assist Del Norte County and Crescent City in meeting the requirements of AB2853 of 1980. In counties which do not have a Council of Governments, Section 65584 of the Government Code requires the Department to prepare regional plans for use by local governments in preparing the housing elements of their general plans.

The purpose of a regional housing needs plan is to examine housing needs across jurisdictional boundaries and to allocate to each local government responsibility for planning, in its housing element, to meet those needs.

METHODOLOGY

The plan divides the county into three housing market areas: the Crescent City market area, the Klamath market area, and the Smith River-Hiouchi-Gasquet market area. The Crescent City market area is divided into two parts: Crescent City and the balance of the area (called Crescent City Unincorporated) (See map)

January 1, 1983 is the base date of the plan. State Department of Finance (DOF) household estimates are used for that date for the county and Crescent City. The Department estimated the figures for the other areas based on the DOF figures and Del Norte County Planning Department population estimates.

Four income group categories are used in the plan: Very Low, Other Lower, Moderate, and Above Moderate. Definitions of these terms are in Attachment 1

Based on 1980 U. S. Census data, the Department estimated the number of households in each income group in 1983 in four areas of the county and the county as a whole. It was assumed that the income distributions in the 1980 Census are still applicable in 1983.

Household projections were made for January 1, 1989. These projections are based on DOF projections for county-wide population growth. Each of the four areas' share of the county-wide growth is based on the assumption that there will be a continuation of the historical household growth patterns that occurred between 1980 and 1983.

The 1989 income group allocation portion of the plan for the Crescent City market area is a "same share" plan. "Same share" means that both Crescent City and the adjoining Crescent City Unincorporated area are assigned the same proportions of households in 1989 in the four income groups. A "same share" allocation for the Crescent City market area was used because there is equal access through the area to employment opportunities, and both the city and the adjoining area are considered to be equally suitable locations for lower income households seeking housing.

The other two areas of the county were not included in the "same share" allocation, because they are viewed as being separate housing market areas. The projected 1989 income group percentage breakdowns for these parts of the county are the same as their 1983 estimates.

The plan also contains basic construction needs for four areas in the county. Attachment 2 contains the methodology used in calculating the basic construction needs. Allowances for vacancies and normal market removals are included.

DEL NORTE COUNTY

Estimated Households by Income Group January 1, 1983

and

Projected Households on January 1, 1989 with Income Group Allocations

Area	Income Group	Households		Percentages	
		1983	1989	1983	1989
CRESCENT CITY	Very Low	352	339	27	24
	Other Lower	221	212	17	15
	Moderate	312	324	24	23
	Above Moderate	417	536	32	38
	Total	1,302	1,411	100	100
CRESCENT CITY UNINCORPORATED	Very Low	844	965	23	24
	Other Lower	550	603	15	15
	Moderate	807	925	22	23
	Above Moderate	1,468	1,529	40	38
	Total	3,669	4,022	100	100
SMITH RIVER-HIOUCHI GASQUET	Very Low	320	346	20	20
	Other Lower	240	259	15	15
	Moderate	529	570	33	33
	Above Moderate	513	553	32	32
	Total	1,602	1,728	100	100
KLAMATH	Very Low	137	147	25	25
	Other Lower	60	65	11	11
	Moderate	110	118	20	20
	Above Moderate	241	259	44	44
	Total	548	589	100	100
COUNTY TOTAL	Very Low	1,653	1,797	23	23
	Other Lower	1,071	1,139	15	15
	Moderate	1,758	1,937	25	25
	Above Moderate	2,639	2,877	37	37
	Total	7,121	7,750	100	100

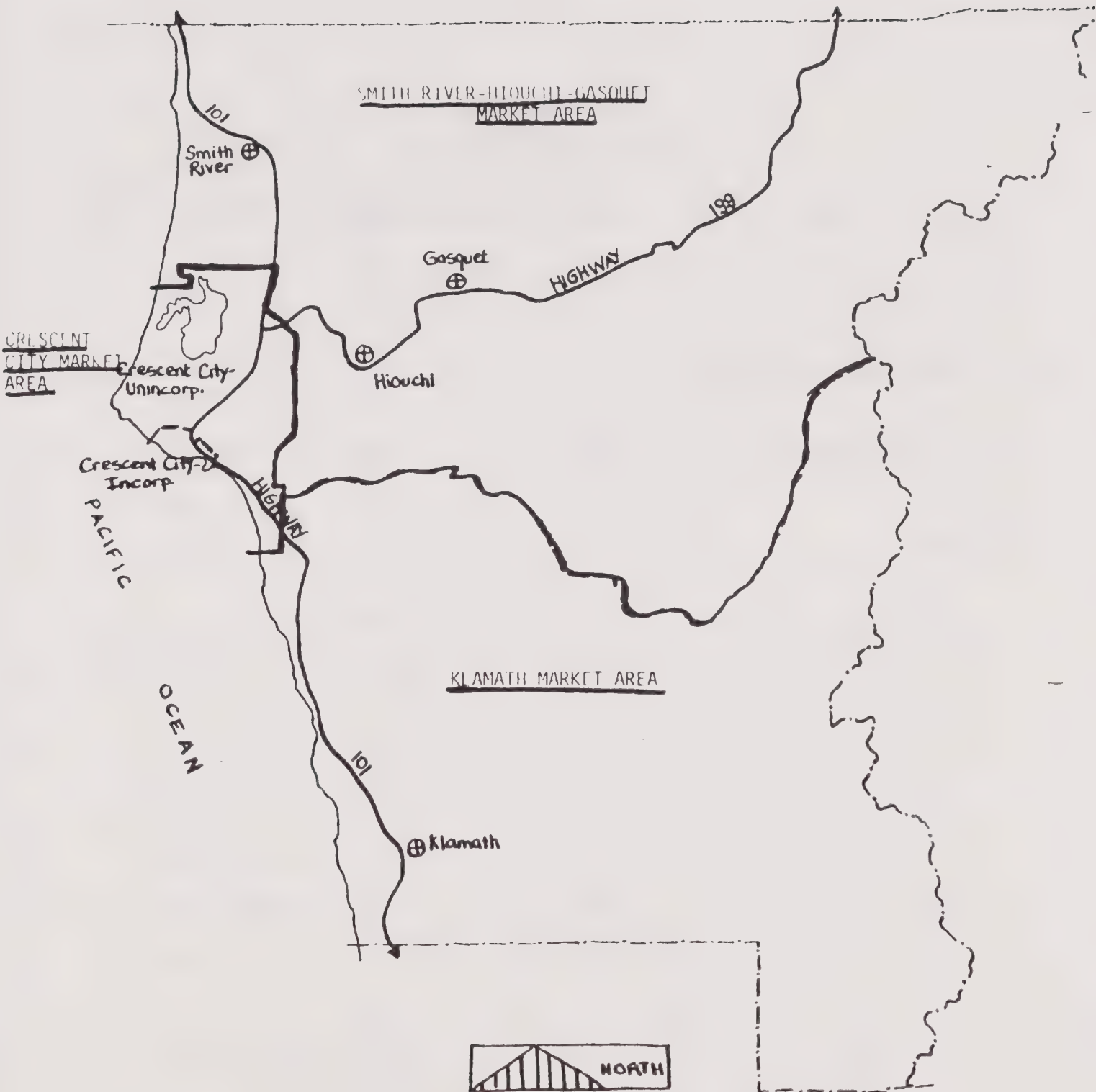
HOW TO USE THE PLAN IN PREPARING LOCAL HOUSING ELEMENTS

The principal uses of the plan are in planning to accommodate the projected growth of the area and to provide opportunities for all income groups to have access to housing throughout each housing market area.

In addition to the income group estimates and allocations contained in the plan, the local housing elements are to contain estimated affordability needs. This involves making estimates of the current number of lower income (very low and other lower income categories) households who pay more than 25% of their income for housing.

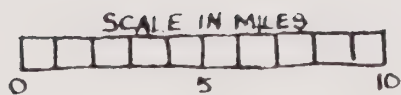
Other existing housing needs which are to be included in local housing elements but which are not included in the regional plan include estimates of overcrowding, estimates of the needs of special groups, and estimates of substandard physical condition of the housing stock. Estimates of substandard units should include both estimates of the units which need rehabilitation and the units which are so substandard that they need to be removed.

The basic construction needs in the plan do not include allowances for construction needs which result from the need to remove units which are beyond repair or are not economically feasible to repair. Units which are removed from the housing stock in the normal course of housing market activity (demolitions, changes to commercial use, etc.) are not necessarily the substandard units. Consequently, the basic construction needs are to be supplemented by estimates of construction needed because of the need to remove units which are in poor physical condition.



CITY OF CRESCENT CITY - DEL NORTE COUNTY

HOUSING MARKET AREAS 1983



BASIC CONSTRUCTION NEEDS

<u>Area</u>	<u>Construction Needed 1/83 to 1/89</u>
Crescent City	127
Crescent City Unincorporated	360
Smith River-Hiouchi-Gasquet	161
Klamath	45
	<hr/>
Del Norte County Total	693

New Construction Need

Crescent City	<u>83-89</u>	<u>83-92</u>	<u>89-92</u>
very low	0	0	0
low	0	0	0
moderate	11	25	14
above moderate	<u>116</u>	<u>154</u>	<u>38</u>
Total	127	179	52

Del Norte County*	<u>83-89</u>	<u>83-92</u>	<u>89-92</u>
very low	170	222	52
low	85	119	34
moderate	181	237	56
above moderate	<u>130</u>	<u>214</u>	<u>84</u>
Total	566	792	226

* unincorporated portion only

Prepared by HPD/HCD; sent to Del Norte County and Crescent City planning departments 5-7-91. Typographical error (in Crescent City above moderate, 89-92) corrected 6-10-91 and re-sent.

RECEIVED

JUN 13 1991

PLANNING
County of Del Norte

ATTACHMENT 1

DEFINITIONS OF INCOME GROUPS

The income limits for a four person household in Del Norte County are the following:

Very Low Income	Income not exceeding 50% of the median family income of the county.
Other Lower Income	Income between 50% and 80% of the median family income of the county.
Moderate Income	Income between 80% and 120% of the median family income of the county.
Above Moderate Income	Income above 120% of the median family income of the county.

Income limits for other household sizes are calculated using household size adjustment factors. For example, the income limit for a one person household is .7 times the four person income limit for that income level.

REGIONAL HOUSING NEEDS PLAN

FOR

DEL NORTE COUNTY

January 1991 to July 1997

ADOPTED: June 28, 1991

EFFECTIVE DATE: __ (date) _____

A 90-day period for local governments to propose revisions began on June 28, 1991 and expires on September 26, 1991.

INTRODUCTION

This plan has been prepared as the regional housing needs plan for Del Norte County by the California Department of Housing and Community Development pursuant to the provisions of Section 65584 of the Government Code. The plan contains Del Norte County's share of the statewide housing need to July 1997 and allocates shares of that need to Crescent City and the County of Del Norte. The purpose of the plan is to provide the local governments in Del Norte County with their shares of the countywide housing need for inclusion in their housing elements by July 1, 1992.

The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown.

State law requires the regional housing needs plan for Del Norte County to be adopted by June 30, 1991 and to include shares of regional housing need through the ending date of the next housing element update (July 1, 1997). Consistent with these requirements, the determinations of local shares of regional housing need shown in Tables 1 and 2 contain determinations of local shares of regional need for the period from January 1, 1991 to July 1, 1997. Table 1 contains the estimated number of households on January 1, 1991 by income group, the projected additional households by income group between January 1, 1991 and July 1, 1997, and the projected households by income group on July 1, 1997. Table 2 contains basic construction needs by income group through July 1997. It also shows the components which comprise the total. These include the existing shortage or surplus of units at the beginning of the planning period, the household growth allocations for the planning period, the number of vacant units needed because of the household growth, and the estimated number of normal market removals during the planning period. The methodology used in making the determinations contained in Tables 1 and 2 are described in the Methodology section of this plan.

Existing need is shown in both Tables 1 and 2. In Table 1, the "January 1, 1991" column shows the number of households, by income, who needed adequate housing as of the base date of the plan. In Table 2, the "1991 vacancy" need is 13 for Crescent City

TABLE 1
DEL NORTE COUNTY

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and</u> <u>Income Group</u>	<u>January 1, 1991</u> <u>Number</u> <u>(%)</u>	<u>July 1, 1997</u> <u>Number</u> <u>(%)</u>	<u>Jan. 1991 to July 1997</u> <u>Number</u> <u>(%)</u>
Crescent City			
Very Low	497 (30.0)	500 (29.7)	3 (9.7)
Other Lower	372 (22.5)	376 (22.3)	4 (12.9)
Moderate	306 (18.5)	314 (18.6)	8 (25.8)
Above Moderate	480 (29.0)	496 (29.4)	16 (51.6)
Total	1,655 (100.0)	1,686 (100.0)	31 (100.0)
Unincorporated			
Very Low	1,629 (25.0)	1,762 (25.1)	133 (27.0)
Other Lower	1,263 (19.4)	1,364 (19.5)	101 (20.5)
Moderate	1,329 (20.3)	1,426 (20.3)	97 (19.7)
Above Moderate	2,300 (35.3)	2,462 (35.1)	162 (32.8)
Total	6,521 (100.0)	7,014 (100.0)	493 (100.0)
County Total			
Very Low	2,126 (26)	2,262 (26)	136 (26)
Other Lower	1,635 (20)	1,740 (20)	105 (20)
Moderate	1,635 (20)	1,740 (20)	105 (20)
Above Moderate	2,780 (34)	2,958 (34)	178 (34)
Total	8,176 (100)	8,700 (100)	524 (100)

The income group estimates were prepared by HCD using definitions contained in State and federal law as implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 income data.

TABLE 2
DEL NORTE COUNTY

**BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997**

BY COMPONENTS*:

	<u>Housing Units</u>		
	<u>Crescent City</u>	<u>Unincorporated</u>	<u>County Total</u>
Household Increase	31	493	524
1991 Vacancy Need	13	- 220	- 207
1997 Vacancy Need	3	63	66
Replacement Need 1991-1997	27	101	128
Total	74	437	511

BY INCOME GROUP:

	<u>Crescent City</u>	<u>Unincorporated</u>	<u>County Total</u>
Very Low	7	118	125
Other Lower	10	90	100
Moderate	19	86	105
Above Moderate	38	143	181
Total	74	437	511

*Basic Construction Needs were calculated using the formulas shown in the Appendix. The following were used in the calculations: for Crescent City: a homeownership percentage of 45.8, a vacant-not-for-sale-or-rent percentage of 3.8, and an annual removal rate of .002; for the Unincorporated Area: a homeownership percentage of 70.5, a vacant-not-for-sale-or-rent percentage of 8.3, and an annual removal rate of .002.

and -220 for the Unincorporated Area. This means that, compared to the minimum desirable vacancy level needed for the healthy functioning of the housing market, there was a small shortage of units in Crescent City and a surplus in the Unincorporated Area.

Tables 1 and 2 also both contain determinations of projected need. Table 1 shows, by income group, the number of additional households each local government is to plan for. Table 2 shows the construction needed to accommodate, by income, the additional households by July 1997, including an allowance for normal market removals.

METHODOLOGY

Allocations of Household Growth

The allocations of shares of household growth shown in Table 1 are based on a continuation of the household growth patterns that occurred between 1985 and 1990. The trend line method of allocation is based on assessment of the expected economic conditions within the county during the planning period compared to the prior five-year period and on a determination that adequate sites and public facilities were available throughout the county during 1985 to 1990 and will continue to be available during the planning period. Basing the growth allocations on trend line and economic expectations takes into consideration market demand for housing, type and tenure of housing need, existing and projected employment patterns, and existing commuting patterns and public transportation facilities.

Farmworker housing need is minimal in the county; and, to the extent it exists, it is included in the very low and other lower income allocations. Loss of units contained in assisted housing developments is not expected to be a factor during the planning period.

Allocations of Household Growth by Income

Four income groups are used in this plan. They are: Very Low, Other Lower, Moderate, and Above Moderate. Definitions for these terms are given in the Appendix.

In allocating household growth by income, two housing market areas were established: the Crescent City Area, consisting of Crescent City and Crescent North, and the balance of the county. The 1991 income group distribution for the Crescent City Area was estimated. The income group allocations for Crescent City are based on gradual

convergence toward the income distribution in the Crescent City area. The City's allocations are based on reducing the income group differences between the City and the Crescent City area by approximately 8 percent by 1997. Because there are only two local governments in the county, the allocations by income for the countywide Unincorporated Area were obtained by subtracting Crescent City's allocations by income group from the projected household totals by income group for the entire county.

Basic Construction Needs

The basic construction needs were prepared by, first, preparing each of the components shown in the "By Components" section of Table 2 and then determining the number of units needed by income group. The formulas used in calculating each of the components of the construction needs are shown in the Appendix. The ownership rates and the "vacant-not-for-sale-or-rent" rates were taken from the 1990 U.S. Census. They and the annual removal rates used in the calculations are shown at the bottom of Table 2.

The percentages used in allocating the total construction need by income group are the percentages shown in the last column of Table 1. This means that, for each local government, household growth and construction need are allocated by income using the same income group percentages.

USE OF THE PLAN

The principal use of the allocations in this plan is inclusion in the local housing element as the shares of regional housing need. By doing this, the local government is planning to accommodate its share of the projected growth of the county and to provide opportunities for all income groups to have access to housing throughout the county.

Because regional housing needs plans are prepared a year or more before the statutory deadline for housing element updates, typically additional units have been built during the time period between the base date of the regional housing needs plan and the adoption of the housing element update. Local governments may reduce their allocations of construction need by the number of units which have been completed since the base date of this plan. Instructions for how to estimate the number of units completed by income

group are available as part of a technical assistance package on housing element preparation which is available from HCD's Division of Housing Policy Development.

The shares of regional need contained in this plan are only a portion of the housing needs which are to be included in the local housing element. For example, housing elements are additionally required to include estimated affordability needs. This involves making estimates of the current number of lower income households (the very low and other lower income categories) who pay more than they can afford for housing.

Other existing needs which are to be included in housing elements but which are not included in this plan include estimates of overcrowding, of the needs of special groups, and of the number of housing units which are in substandard physical condition. Estimates of substandard units should include both estimates of the units which need rehabilitation and the units which are so substandard that they need to be removed.

The basic construction needs in this plan do not include allowances for all construction needs which result from the need to remove units which are beyond repair or are not economically feasible to repair. Units which are removed from the housing stock in the normal course of housing market activity (demolitions, changes to commercial use, etc.) are not necessarily the substandard units. Consequently, the basic construction needs are to be supplemented by estimates of construction needed because of the need to remove units which are in poor physical condition.

The determination (shown in Table 2) that there were a sufficient number of housing units in the Unincorporated Area on the beginning date of this plan was made without regard to the physical condition of the housing stock, both occupied and vacant. The local housing element should estimate the units which are in substandard condition and assess whether there is sufficient existing standard housing.

PLAN REVISION PROCESS

Local Revision Process

The adoption of this plan by the Department commences a 90-day period during which Crescent City and the County of Del Norte may propose revisions to the plan. If there are

no proposed local revisions, this plan will become final on the expiration of the 90-day period.

If a proposed local revision is submitted to the Department during the 90-day period, the Department has the 60-day period following the expiration of the 90-day local revision period in which to act. The Department may approve the proposed local revision, modify its prior determination, or indicate why the proposed revision is inconsistent with the regional need. If the Department does not accept a proposed revision, a public hearing may be requested within 30 days. The Department's final action on the local revision proposal shall constitute the local government's share of regional need which is to be included in the local housing element.

The standards and procedures for proposing local revisions, Department actions on them, and local government rights in the process are contained in Government Code Section 65584(c). A copy of that section is included in the Appendix.

Later Changes in the Plan

Prior to this year, state law permitted no changes in regional housing needs plans following completion of the statutory local revision process. Effective January 1, 1991, Government Code Section 65584(c)(5) provides for one type of change at a later date. The only change permitted is transfer of a portion of a county's allocation to one or more cities within the county. The transfer must meet the standards applicable to the original allocation of local shares of regional need and have the approval of the county, the affected cities, and the Department of Housing and Community Development. Events which might lead to use of these provisions include major changes in the local economy, changes in annexation policies or agreements, and the incorporation of a new city.

APPENDIX

Contents:

1. Copy of Government Code Section 65584.
2. Definitions of Income Groups.
3. Formulas used in calculating basic construction needs (Table 2).
4. Copy of California Department of Finance estimates for January 1, 1991.

GOVERNMENT CODE SECTION 65584

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and

regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a); or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(c) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act; Division 13 (commencing with Section 21000) of the Public Resources Code.

Definitions of Income Groups

The income limits for a four-person household in Del Norte County are the following:

Very Low Income	Income not exceeding 50% of area median family income.
Other Lower Income	Income between 50% and 80% of area median family income.
Moderate Income	Income between 80% and 120% of area median family income.
Above Moderate Income	Income exceeding 120% of area median family income.

Income limits for other household sizes are calculated using household size adjustment factors. For example, the income limit for a one-person household for any income level is .7 times the four-person income limit for that income level.

In Del Norte County area median family income is the higher of the county median family income or the statewide nonmetropolitan median family income, as estimated by the U.S. Department of Housing and Urban Development (HUD).

Basic Construction Needs Calculations

1. Determine Housing Units Needed in July 1997:

Owner households = July 1997 households X Homeownership factor

Owner Units Needed = Owner households + 0.98 (100% - 2% owner allowance)

Renter households = July 1997 households X Rentership factor

Renter Units Needed = Renter households + 0.94 (100% - 6% renter allowance)

Other Vacant Units Needed =

(Owner Units Needed + Renter Units Needed) + (100% - other vacant allowance)

Total Housing Units Needed in July 1997 =

Owner Units Needed + Renter Units Needed + Other Vacant Units Needed

2. Determine New Housing Units Needed to accommodate growth 1991 to 1997:

Units needed to accommodate growth = Units needed in 1997 - Units on Jan. 1, 1991

3. Determine Expected Normal Market Removals 1991 to 1997:

Average existing units 1991 to 1997 = $\frac{\text{Units needed in 1997} + \text{Units Jan. 1991}}{2}$

Removals per year = Average existing units 1991 to 1997 X 0.002

Total years Jan. 1991 to July 1997 = 7.5 years

Expected Normal Market Removals 1991 to 1997 = Removals per year X 7.5

4. Determine Basic Construction Need 1991 to 1997

Basic construction need 1991 to 1997 =

Units needed for growth + Expected Normal Market Removals 1991 to 1997

DEPARTMENT OF FINANCE ESTIMATES
FOR JANUARY 1, 1991

CALIFORNIA DEPARTMENT OF
DEMOGRAPHIC RESEARCH UNIT

REPORT E-5 PRELIM
PAGE 9

DEL NORTE COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1991

PRINTED
05/03/91

CONTROLLED CITY	----- POPULATION -----			----- HOUSING UNITS* -----			PERSON PER HOUSE- HOLD
	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	OCCUPIED	PERCENT VACANT	
CRESCENT CITY	4472	4287	185	1783	1655	7.18	2.590

TOTAL INCORPORATED	4472	4287	185	1783	1655	7.18	2.590

UNINCORPORATED	21455	17685	3770	7567	6521	13.82	2.712

COUNTY TOTAL	25927	21972	3955	9350	8176	12.56	2.687

* HOUSING UNITS BY TYPE FROM THE 1990 CENSUS HAVE NOT BEEN RELEASED.
WE EXPECT THEM TO BE AVAILABLE FOR THE 1992 E-5 REPORT

APPENDIX B

Homeless Shelter Survey

JULY 1991

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY: COUNTY SOCIAL SERVICES

CONTACT PERSON: JEANNINE GALATIOTO

LOCATION OF SERVICE: 981 H St. Crescent City

TYPE OF SERVICE: AFDC HOMELESS PROGRAM

TYPE OF FACILITY (shelter, motel, etc.): varies: motel vouchers,

CAPACITY: total NA Calvary shelter, private homes,
couples w/children unknown (their choice)

women w/children

men w/children

TYPICAL MONTHLY NEED 1991:

MONTH APRIL 1991

#SERVED: total 38

couples w/children 2 *

women w/children 33

men w/children 3

#TURNED AWAY: total 7 ineligible

couples w/children

women w/children

men w/children

Sheltered at:

motel 21

shelter 2

private

home 1

unknown 14

* numbers are number of cases
number of people not available

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY: DEL NORTE COUNTY MENTAL HEALTH

CONTACT PERSON: GLEN HANKO

LOCATION OF SERVICE: Williams Dr.

TYPE OF SERVICE: Homeless Mentally Ill program

TYPE OF FACILITY: various motels (vouchers)

CAPACITY: total

couples w/children

women w/children

men w/children

TYPICAL MONTHLY NEED 1991:

MONTH APRIL

#SERVED: total 9

couples w/children

women w/children

men w/children

#TURNED AWAY: total 9 ineligible, 10 no money available

couples w/children

women w/children

men w/children

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY: Calvary Chapel Homeless Family Shelter

CONTACT PERSON: Gary Van Horn

LOCATION OF SERVICE: 238 Cooper Ave.

TYPE OF SERVICE: emergency housing/transitional shelter up to 60 days

TYPE OF FACILITY: shelter w family rooms, common kitchen

CAPACITY: total 30 persons

couples	_____	w/children	_____
women	_____	w/children	_____
men	_____	w/children	_____

TYPICAL MONTHLY NEED 1991:

MONTH April

#SERVED: total 30/day max

couples	30	w/children	68
women	86	w/children	13
men	_____	w/children	_____

#TURNED AWAY: total 8

couples	0	w/children	0
women	0	w/children	0
men	8	w/children	0

figures indicate shelter
nights by type

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY: Rural Human Services

CONTACT PERSON: Bruce Harrington

LOCATION OF SERVICE: 2nd & B Sts.

TYPE OF SERVICE: Eviction Prevention Service

TYPE OF FACILITY: no facility

CAPACITY: total

couples	_____	w/children	_____
women	_____	w/children	_____
men	_____	w/children	_____

TYPICAL MONTHLY NEED 1991:

MONTH June

#SERVED: total 6 cases

couples	4	w/children	7
women	2	w/children	2
men	_____	w/children	_____

#TURNED AWAY: total n/a

couples	_____	w/children	_____
women	_____	w/children	_____
men	_____	w/children	_____

**THE 101 CORRIDOR PROJECT
REPORT**

**A DESCRIPTIVE REPORT OF HOMELESS
SERVICES AND PROBLEMS
IN THE COUNTIES OF
DEL NORTE
HUMBOLDT
MENDOCINO
AND
SONOMA**

Written and researched by Dianne Green under contract with Redwood Community Action Agency, North Coast Opportunities and Sonoma County People for Economic Opportunity.

September, 1988

This report was made possible due to funding provided by the California Department of Economic Opportunity.

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY: Rural Human Services
 CONTACT PERSON: Bruce Harrington
 LOCATION OF SERVICE: 2nd & B Sts.
 TYPE OF SERVICE: Emergency Shelter
 TYPE OF FACILITY: no facility- motel vouchers
 CAPACITY: total_____

couples_____ w/children_____
 women_____ w/children_____
 men_____ w/children_____

TYPICAL MONTHLY NEED 1991:

MONTH June_____

#SERVED: total 9 shelter days total

couples 1_____ w/children 4_____
 women 3_____ w/children 2_____
 men 1_____ w/children 0_____

(2 single, 1w/2 children)

#TURNED AWAY: total na_____

couples_____ w/children_____
 women_____ w/children_____
 men_____ w/children_____

HOMELESS AND TRANSITIONAL SHELTER SURVEY

AGENCY:
 CONTACT PERSON:
 LOCATION OF SERVICE:
 TYPE OF SERVICE:
 TYPE OF FACILITY:
 CAPACITY: total_____

couples_____ w/children_____
 women_____ w/children_____
 men_____ w/children_____

TYPICAL MONTHLY NEED 1991:

MONTH_____

#SERVED: total_____

couples_____ w/children_____
 women_____ w/children_____
 men_____ w/children_____

#TURNED AWAY: total_____

couples_____ w/children_____
 women_____ w/children_____
 men_____ w/children_____

PROJECT BACKGROUND

In the late summer of 1985, the 101 Corridor group was formed. Rural Human Services, Redwood Community Action Agency, North Coast Opportunities and Sonoma County People for Economic Opportunity, representing the four counties located along Highway 101 between Marin County and the Oregon border, met to discuss the possibility of jointly applying for funds from the federal Office of Community Services for a pilot demonstration project entitled, "Strengthening Transient Families Through Public-Private-Voluntary Partnerships".

The proposal would have provided assistance to transient families in the form of counseling, shelter and assistance in developing a plan that could provide stable housing and income using the resources within the four county area. The model required extensive community involvement and the development of a regional case management system.

The primary goal was to break the cycle of the never-ending movement of transient families. Too frequently "helping agencies" provided just enough money to get to the next county and no assistance in finding the housing and employment necessary to stop the constant movement up and down the corridor.

In the fall of 1987, the Department of Economic Opportunity provided Community Action Agencies with funding for emergency shelter efforts that would improve and coordinate delivery of services. Once again the 101 Corridor group, that had continued to meet on an occasional basis, requested funding. This project was to gather and share information on specific homeless and shelter issues; to develop on-going inter-agency cooperation; and, produce a written report that addresses the homeless problems in the four county area and describes the types of inter-agency programming needed to provide homeless families with more comprehensive and meaningful services.

This report is the result of the funding provided by the Department of Economic Opportunity to the 101 Corridor project. Thanks to the following persons for their on-going interest and efforts to coordinate services for homeless families along the 101 Corridor: Paul Namkung, Dennis Conger, Lloyd Throne, Lynne Iser, Larry Goldberg, Tom Monpere, Ann Mahoney, Buddy Eller, Mark Rollof, Andrea Learned, Dan Hamburg, Eddie Mae Sloan, Bob Ortiz, Bob Aldrich and Jim Evans.

METHODOLOGY

This report was prepared from material gathered at regional meetings of the 101 Corridor group in Laytonville, California (a mid-way point along Highway 101). The meetings focused on area resources, problems and issues that affected particular communities over a one year period (October 1987 through September 1988).

In compiling additional information for the report, key persons in Del Norte, Humboldt, Mendocino and Sonoma Counties (see Appendix) were interviewed. Shelter, voucher and food programs in each of the four counties were visited. Homeless clients in each community were interviewed as well.

Uniform statistical data on the homeless populations in the four county area is not generally available. In addition, the opinions stated reflect ideas of the individual being interviewed and are not necessarily those of the 101 Corridor Project. Our hope in preparing this report is to point out significant issues and problems and provide possible solutions.

COUNTY SUMMARY

DEL NORTE COUNTY

The primary provider of services to the homeless in Del Norte County is Rural Human Services, Inc. This agency was started in 1980 as a single purpose substance abuse prevention project. In 1985 the agency decided to expand its programs and today operates a food bank, a men's alternative to violence group, a family violence prevention program, a domestic assistance program, The Paragon Bay traffic violation school, a natural streams enhancement program and an emergency shelter assistance program. This agency is the major resource for persons in need in Del Norte County and provides 1600 Person Shelter Days per year by matching its monies from Housing and Community Development with FEMA funds. It would be interested in developing a shelter in the area, but currently it is unable to do so due to political limitations and insufficient funding.

Homeless families in Del Norte County are faced with a severe housing shortage, due in part to the influx of out-of-the-area construction workers and their families, who have come to help build the new Pelican Bay State Prison. Long-neglected rental units have been "upgraded" (sometimes with just a coat of paint) and rents raised to the point where workers earning minimum wage and welfare recipients can no longer afford them.

Agencies who work with the homeless are limited by lack of adequate funding to provide minimal services. There are no shelters in Del Norte County. Only part-time counselors and case workers are available to spend time assessing individual problems and providing guidance to clients. Because the connection to these clients is weak, it is difficult to do more than point people toward limited available resources.

Some valuable programs are no longer available due to loss of funding. There is no longer an alcohol recovery program in the county despite the fact that the alcoholism rate in Del Norte is far above the state average. A drop-in center for battered women has been closed, even though domestic violence, child abuse, teen pregnancy and school drop-out rates are approximately 4 times the state average.

The county is still somewhat accessible to the homeless because of the large amount of open space. There are beach areas where people can camp at no charge. Law enforcement agencies tend to "go easy" on the homeless and often can be relied upon to direct them to potential resources and safe areas.

HUMBOLDT COUNTY

Redwood Community Action Agency has been a key provider of services to the low-income community in Humboldt County since 1980. It currently operates a transitional shelter, Bridge House, which can house five families; and, in addition, provides vouchers to approximately 30 homeless families per month. It has developed a case management and transitional services program, a tenant/landlord information program, and a housing rehabilitation program which works with low-income home owners. In addition, it continues to play an important role in working to develop and coordinate housing services in the areas.

Fortuna Community Services, a Seventh Day Adventist program, has one room available to families.

The Humboldt Women for Shelter operates several safe houses for battered women. It provided shelter to 277 women and children last year and handled 754 crisis calls.

The Eureka Rescue Mission has between 35 and 40 beds available for men and 12 beds for women and children.

All of these shelters offer some support system or program in addition to a place to sleep. Cooperation between the local providers has maximized the use of resources. Case managers work directly with clients and have a good sense of the problems they face in breaking the cycle of poverty and homelessness.

There is a shortage of affordable housing in the County. Families with more than two children have difficulties finding 3 or 4 bedroom rentals and sometimes experience discrimination. There appears to be a preference for Humboldt State University students over low income families. Much of the housing that in the past was available in the summer is now rented year round by students. Transportation is a problem for many and is complicated by a bus system that is hampered by long waits and the necessity for transfers. The unemployment rate is high and most of the available jobs are low paying service jobs.

There are problems with the mental health system and there is no longer a shelter to house the mentally ill homeless. Humboldt County Mental Health, which offers free counseling services, has a 3 month waiting list. Currently, there is no alcohol detoxification program in the county. However, a private organization, Kingsview, has contracted to run the mental health program and providers are hopeful that these problems will be corrected.

Providers are seeing clients with alcohol and other drug problems, lack of basic lifeskills, lack of adequate job skills and low motivation to make lifestyle changes.

There is a task force in place, the Humboldt Emergency Network, that is currently working to find solutions to the many problems that face the agencies and to effect a viable networking system.

MENDOCINO COUNTY

North Coast Opportunities (NCO) assists in the development of projects for the homeless in both Lake and Mendocino Counties. It operates two emergency shelters in Lake County and is currently completing the rehabilitation of an eight-unit complex that will be used for transient shelter. NCO has received a Department of Labor grant to link homeless clients to newly funded transient housing programs and job training assistance programs in both Lake and Mendocino Counties.

The major provider of homeless services in Mendocino County is the Ford Street Project in Ukiah. This agency has a wide range of services and has demonstrated a remarkable ability to mix populations and funding sources in order to provide program and services. It currently provides 9 beds for persons undergoing detoxification and the chronically mentally ill and 7 beds for homeless families at the facility on Ford Street. It also operates a transitional shelter with space for 1 family with up to six members as well as space for 8 chronically mentally ill individuals at a location on Waugh Lane. It is currently planning a major project which will expand its emergency shelter program with the addition of two apartment units and is in the process of building 4 two story town houses for transitional shelter for 20 additional persons. Ford Street has been extremely successful in taking advantage of available federal, state and local resources.

Project Sanctuary in Ukiah has 16 beds for battered women and children.

Service providers in Mendocino County cite the shortage of affordable housing, high rents in relation to the job market, drug and alcohol problems, and lack of basic life skills as the major factors preventing clients from finding permanent shelter for themselves and their families.

There is a need for improved communication between agencies such as the Department of Social Services, Public Health and Mental Health. Local government could play a key role in assuring coordination of services and constructive case management.

Mendocino county has the potential to become a rural model. A real strength is that providers are very aware of client needs and are working together on a daily basis.

SONOMA COUNTY

Sonoma County, with its larger population, has a wide range of programs. Sonoma County People for Economic Opportunity first became involved in providing emergency shelter in 1979. It currently operates two family shelters with space for eight homeless families and one shelter for senior and single women with 5 beds.

The Rescue Mission in Santa Rosa provides space for 30 beds and shelters additional men on the floor of their chapel. Manna Home, operated by the Rescue Mission, has 13 beds for women and children.

The Vietnam Veterans of California operates a 15 room motel for families and singles. It offers a life skills training program provided by volunteers and a few paid staff. It is currently working with volunteers in South County to develop a transitional program in Petaluma. It also has an active employment program. There is an eight week personal empowerment program. Residents also eat together and assist in food preparation. There is an effort to help individuals learn problem solving techniques at the group meetings.

Community Support Network operates a shelter for the chronic mentally ill which can accommodate 12 residents.

The YWCA operates the Women's Shelter which has 16 beds for battered women and children.

Wallace House, in Cloverdale, operated by Episcopal Community Services, provides space for one family or groups of single adults.

The Sonoma County Homeless Task Force is currently struggling to locate and open a large family shelter facility for the winter. Last year the Salvation Army's winter shelter provided extensive follow up care to 99 homeless families.

There is a county-run rehabilitation center with a detox unit, a drop-in center for the mentally ill and an emergency shelter that offers extended stays and a comprehensive "program" that could be used as a model for other shelters.

There are a wide variety of agencies and churches that provide vouchers and other types of assistance to homeless families in towns throughout the county.

The Sonoma County Task Force on Homelessness works to promote communication between providers and ensure that all efforts are made using a centralized, coordinated approach.

Many of the providers would like to provide more comprehensive services. Lack of money to fund shelters and pay adequate staff continue to be major stumbling blocks. The need to educate landlords and provide liaison between clients and landlords was expressed by several providers.

More short term solutions are needed for mentally ill clients such as vouchers for motel rooms pending available space in a shelter. Lack of free legal assistance, especially regarding child custody issues, is a problem for many women. Jobs are plentiful and job skills training is available, but available time for casework and connecting clients with services is a real problem.

Each of the providers in the four county area does an extraordinary job of keeping its doors open and providing services to homeless persons. The problems that these agencies encounter are many and the available funding for this work is minimal. Sonoma County reported that last year alone more than 24,000 persons asked for emergency shelter assistance!

IDENTIFIED PROBLEMS IN ALL AREAS

SYSTEMIC PROBLEMS

1) LACK OF AFFORDABLE HOUSING

Affordable housing has become one of the major problems for the transient and poverty level persons. Rates for low income housing in all four counties have increased. The number of low income units have decreased as "gentrification" has come to the rural communities. Adequate numbers of lower cost units have not been built to meet the needs of a rapidly expanding population.

In Sonoma County a fluctuating rent structure precludes long term tenancy. The providers in Mendocino County find that families with children, the mentally ill and persons who are unusual in appearance often experience discrimination despite their ability to pay rent in a timely fashion. The vacancy rate in Humboldt County is 2%.

In all four counties, a growing population of low income people is found living in motels under substandard conditions because of a desire for privacy and independence. These motels are often used by the least desirable elements of a community, and are not seen as appropriate referrals for families with children. However, these motels are often used as referrals of last resort given the lack of available shelter space.

2) IMPACT OF AB1733

AB1733 was implemented on February 1, 1988. This legislation requires the Department of Social Services to provide homeless AFDC families with financial assistance in locating temporary and permanent shelter. Previously, these families were initially seen by shelter providers.

For a family to receive AB1733 monies, it must be homeless and approved for AFDC (or presumed to be eligible after a cursory interview with the Department of Social Services). The family can have up to \$100 in cash or bank accounts. A family can qualify for this assistance only once every twelve months.

Families may be eligible for two types of assistance: 1) temporary shelter; which can be provided for up to four weeks and 2) permanent housing; where the move-in costs, including security and utility deposits, can be paid.

Temporary shelter must be provided on the day of application. AB1733 will pay up to \$30 per day for a family of four or less. This money may be paid directly to the client, or a check may be written to a motel. Because the Department of Social Services in some areas has difficulty complying within the required time frame, increased pressure is put on shelter and voucher programs to provide immediate assistance.

To qualify for the move-in benefits, the family must find permanent housing with monthly rent that does not exceed 80% of the family's AFDC grant. Current AFDC recipients must be given permanent housing assistance within one working day of showing that housing has been found. AB1733 will pay for security deposits and/or last month's rent and the actual cost of utility deposits. The first month's rent must be paid out of the client's AFDC grant.

The majority of people now seen in the shelter programs are those who do not qualify for AB1733, either because they are on Social Security, or more likely, have used their AB1733 monies for the year. Workers interviewed at most of the agencies characterized their clients as being a group with a long history of poor decision making. Many of them have lost their housing but are not eligible for additional AB1733 monies until twelve months have passed. AB1733 provides homeless AFDC clients with money, but it does not provide case management and guidance.

AB1733 has had a very clear impact on motel rates throughout the area, most notably in Del Norte and Humboldt Counties. AB1733 money has increased the motel rates of significant numbers of low-cost motels. Motels are not as apt to reduce their rates at the end of the tourist season. They know that there will be a fixed demand for rooms in the \$30 range. This had had a significant cost impact on voucher programs.

There is a clear picture of homeless families with access to short-term cash but no easy access to assistance from case managers who are skilled in solving housing and resource problems.

3) LACK OF JOB OPPORTUNITIES

The Santa Rosa area has the greatest number of available jobs in the 101 Corridor. However, the majority of them are entry level jobs at rates that don't match the income and benefits provided by AFDC. Workers with families can exist at this level if they are able to live essentially rent free in transitional shelters or with family members.

Throughout the rest of the four county area opportunities for employment are primarily in the fast food industry. However, these jobs do not provide families with sufficient income or benefits to be considered as an alternative to AFDC.

4) NEED FOR WELFARE REFORM

Every individual working in the system who was interviewed seemed to want to take a step back from the day-to-day issues and have an opportunity to talk about the "big picture". There was continuous discussion of enforced workfare; the need to force clients to have some accountability for their money; and there are frustrations with an apparent philosophy that giving away sums of money to the homeless can resolve long standing problems.

Welfare reform was a key topic of concern for people involved in assisting the homeless in the four county area. The ongoing theme for many of those interviewed was that since the implementation of AB1733, homeless people are not having success in improving their lifestyles.

5) NEED FOR INCREASED COMMUNITY EDUCATION AND PUBLIC AWARENESS

The public in the 101 Corridor are unaware of the growing numbers of homeless in most of their communities. They don't know that many of the motels house indigents, transients and welfare families. An effort must be made to educate the public on the impact that homeless people have on our schools, libraries and other public agencies.

6) LACK OF LEADERSHIP AND INVOLVEMENT ON THE PART OF LOCAL GOVERNMENT

Local government, with some exceptions, has not been an effective leader or partner in creating local solutions that will affect either the shortage of low-income housing or the problems inherent in meeting the needs of a growing homeless population.

AGENCY PROBLEMS

1) INADEQUATE OPERATING BUDGETS

The agencies that provide assistance to the homeless are stretched to their limits. Many shelters report that at the end of their current funding cycle (September, October, November and December of this year), they may have to close or reduce staff. Operating budgets range from inadequate to nonexistent at the shelters.

2) INADEQUATE STAFFING

Staffing at shelters is proving to be inadequate. There are increasing instances where no night staff is available. Staff persons are not able to see their clients as frequently as needed and often report losing touch with them. The lack of connection between homeless persons and the people who are providing services is an increasing problem. Many shelter and voucher workers report that they rarely see a homeless person more than once.

There is a need for a new type of worker who could assist the poor families living in motels to develop plans for permanent and more appropriate housing. In addition, the shelters, particularly the newly developed transitional shelters, need to reach out to this population to promote the advantages of shelters, in terms of support and assistance in saving grant monies for permanent shelters.

3) NEED FOR INCREASED STAFF TRAINING

Shelter staffs need training and opportunities for sharing experiences and problems. They often find themselves in difficult situations without the knowledge of all of the resources that are available to them. The 101 Corridor group may well be a useful place to begin to develop training and sharing opportunities for north coast shelter providers and homeless workers.

4) NEED FOR INCREASED PROGRAM DEVELOPMENT

The majority of those interviewed recognized the pressing need for appropriate programs for the homeless. Many expressed the concern that without added program and case management assistance, the bed provided for the night had little if any impact on assisting homeless families to develop strategies for taking care of themselves.

CLIENT PROBLEMS

1) LACK OF BASIC LIFE MANAGEMENT SKILLS

The lack of life skills on the part of clients is a major contributing factor in why so many families remain homeless for extended periods of time. There is great need for life skills training in the areas of parenting, money management, communication, assertiveness, self esteem and goal setting as well as the basic areas of health, nutrition and meal planning, and utility conservation.

There is evidence that money management and budget training is a key skill that is desperately needed by the persons seen in shelters. The shelters that offer life skill programs have stories of demonstrated success. Many shelters are approaching the problem of money management by offering workshops to residents. Throughout the state, more and more shelters are developing housing programs where enforced savings plans are a required part of maintaining residence. Several shelters require residents to produce their bank passbooks every Friday as a requirement for staying at the shelter for an additional week.

Nutrition is a problem area for many of the shelter clients. The diets of the homeless families are extremely high in sugar and starches. Few clients seem to have sufficient knowledge of how to eat well on limited budgets.

2) LACK OF EDUCATION AND EMPLOYMENT SKILLS

Time constraints and the accessibility of programs to homeless persons create difficulty in placing people in employment assistance programs such as JTPA, Vocational Rehabilitation, On-The-Job training slots, etc. Programs report that clients are not staying in the shelters long enough to get motivated and be placed in training programs. The immediate needs of the clients take away time that could be used to address long term possibilities. With rare exception, shelter workers do not have the time and resources necessary to work with their clients on realistic long range plans.

Some workers report that they try to refer people to the appropriate programs but there are no follow-up procedures established. The chances are high that workers are coming into contact with homeless clients for only one or two short interviews.

3) ALCOHOL AND DRUG RELATED PROBLEMS

Every individual interviewed reported that drug and alcohol use is a major problem in working with homeless persons. Even individuals who were not involved in operating programs reported the lack of detoxification and residential treatment programs for persons with substance abuse problems. The lack of specialized programs for the mentally ill further cloud the issue of drug use in shelters.

One organization that is aggressively addressing this problem is the Vietnam Veterans of California. Their shelter has a Drug and Alcohol counselor, and holds NA and AA meetings several nights a week on site. In addition VVC has a counselor to assist co-dependent family members with their issues.

The drug and alcohol issue has proven to be a difficult one for shelter providers to deal with. Denial is the major symptom of the disease. The clients they see deny that it has any effect on their lives. Once a client indicates that he is ready to enter a treatment program, space in a program must be located. Long waiting lists often discourage our clients from getting help.

The substance abuse programs that are available do not have a conceptual framework that enables them to deal with the client's disorder and confusion which results from being homeless. Many reported that it was too hard to break the patterns of drug and alcohol abuse without significant long term help, and that help was not available to the homeless families given their instability in all areas of their lives.

The issue of co-dependency requires special mention. The volunteers and staff people who work at shelters are people who are eager to help. Few have had training or knowledge of co-dependency theory. Training of shelter and voucher workers around alcohol and drug related theory is essential in making some change in the behavior of dependent clients.

4) DOMESTIC VIOLENCE

Domestic violence is a contributing factor to many homeless situations. Del Norte County has four times the state average per capita of both domestic violence and child abuse, as well as the highest teen drop out rate in the state. While the statistics improve as one travels south, domestic violence remains acute throughout the region.

The two general groups that seem to be most affected by domestic violence among the shelter populations are the very young parents with limited skills and the women who are over 35 who are escaping battering and abuse. Both groups report the abuse problem is most often related to drug and alcohol abuse. The women's shelter network provides an invaluable resource in working with this population.

5) THE CHRONICALLY MENTALLY ILL

The chronically mentally ill homeless need extra time, attention and services. Their numbers are increasing throughout the four county area as the housing market gets increasingly tighter and landlords become more selective about their tenants. Communities without special housing programs for these clients report major unresolved problems.

A special note needs to be made of the work being done by the Community Support Network in Santa Rosa and the Ford Street Shelter in Ukiah. These groups work with the chronically mentally ill homeless population. Community Support Network operates "housing resource groups" for both their residents and drop-in clients where they teach people to find housing.

The mental health system in all four counties has suffered cutbacks. There is a lack of needed services that assist people in crisis. Homeless clients spoke with real anger at the loss of assistance that in the past had been very meaningful.

SUMMARY

It is apparent that the homelessness that was first seen along the 101 Corridor in the late 1970's and early 1980's is a year-round and enduring problem. Many of the programs originally designed to alleviate homelessness provided short term or seasonal solutions. The communities are coming to the realization that homelessness is an increasing permanent condition in our area. The poverty population is growing at a much faster rate than that of new low income housing.

The lack of affordable housing is the major and compelling cause of the increasing homelessness along the 101 corridor.

Governments have been reluctant to address the larger issues of homelessness after realizing that it costs less to purchase new temporary beds than to correct the root causes of homelessness. There is no coordination or understanding of the actual needs of our homeless population. Each new program brings its own set of dilemmas for homeless providers (see discussion of AB1733).

The funding that has been awarded has not provided operating costs. The funders have not developed a policy to assure that persons in shelters will be able to return to more stable housing. There are no dollars for casework. Transitional housing programs have slowly begun to be funded, but this funding, with rare exceptions, has been for bricks and mortar, as opposed to funding for program and support services. Categorical funding for special groups has supplanted the comprehensive services really needed for homeless persons. The necessary support services for homeless persons have not been made available.

The shelters in the four counties are attempting to provide a safe and stable environment for homeless families. It is a difficult task given the hand-to-mouth existence that the shelters themselves lead. It is increasingly important that the shelters become stable if they are to be seen as stabilizing influences in their client's lives. Shelters that have to rely on all volunteer staff are the most vulnerable.

Shelters that have several programs and highly motivated staff report that they see positive changes in their clients. They see the need for more short term solutions for the mentally ill and training programs for both staff and clients.

There continues to be a significant group of hardworking families with traditional values among the homeless families in the four counties. This group might best be described as disillusioned wanderers who take what housing and jobs they can get but continue to seek out better opportunities. They have difficulty locating sufficient pieces of the puzzle to pull it together for a sustained period of time. These families are often noticeably lacking in formal education and skills. The needs of these families and their children are extremely compelling.

The 101 Corridor members and shelter representatives met recently and agreed to continue regular coordination, training and information sharing particularly regarding case management issues. The four lead agencies will continue to pursue funding in order to develop a coordinated regional case management project.

SOME COMMENTS FROM CLIENTS

Ms. A.:

"Welfare makes me ashamed. I have had to learn shame, and see my pride destroyed. It is important that I keep a low profile - don't use my name. This whole thing is so humiliating. The worker expects I'll blow the 1733 money. She didn't offer me any hope. She only told me once I ran through this I wouldn't have no more for a year and don't ask anyone to feel sorry for me then."

"And do you know what its like to shop with food stamps? Everyone looks at me and my daughter and my basket as though I am stealing from them. And everything I do is a hassle involving paper, lines and a sense that I don't deserve to live. Clothes, housing, getting to a dentist or a doctor ... for each of these things I have to beg someone ... and even then I can't find a good doctor who will take Medi-Cal and you can just forget about getting my daughter to a dentist."

"And this GAIN stuff. There is no incentive for me to work. I figured it out. If I don't work, I'll get a total of \$670. If I do and make \$275 in one month., then I get \$676 for working. That's right, my family will benefit \$6 a month for my working."

"But me - I want to get it together. I work anyways. And I always have to live in fear that my boss will ask me to work more than 100 hours in any month and I'll lose all my benefits. The system doesn't want us to work."

"I've been trying to go to school. I want to be a nurse. I get \$91 from the state to go to school, but in the month I get my book money I lose \$20 in food stamps so we eat less."

"Then along comes GAIN and notes from the County telling us it would be a great program. I knew it was trouble. A college education and a nursing program makes me ineligible for their training. They say they'll kick me out of the middle of a three year nurses training because it's too high an education. Does this county need nurses? Do I need to make every effort to better my daughter's life? They offer child care but only for a few months and then you might not get back on aid and end up in the streets again."

"I don't know many welfare moms who aren't scared. They frighten you and so you are afraid to work for fear of being seen as a cheat. There ought to be a way for us not be so scared all the time of the system that's supposed to help us."

Mr. B.:

"There's not much reason for me to go back to a job paying \$6.50 an hour. I'm coming out better on AFDC. I get medical for the kid and everything. This isn't much but it's safe and secure."

Ms. C.:

"At the shelter there's always someone to talk to and you can be pretty sure that the folks there won't judge you. People try to help each other - people will share something. That makes a big difference. I started out really not wanting to go to house meetings but that's where I found the name of my landlord and he's real decent. You know I hate to admit it but the first week after we left the shelter me and my family missed the people. They made us feel ok."

Mr. and Ms. D.:

"We ended up staying in our car. The motel that they (a helping agency) sent us to was so in terrible condition. It was dirty and there was an awful smell..and on both sides of us were units with drug users. We couldn't stay there. I don't know why people would send families with children to a place like that unless they have never been there."

Ms. E:

"I guess you better say that lack of hope is one of our major problems."

The author undertook this effort of writing due to a knowledge of homeless clients gained after working for six years as the emergency housing coordinator at the Sonoma County People for Economic Opportunity and one year as program director of North Coast Opportunities' Bright Center for AFDC mothers. This provided the author with the somewhat unique experience of having worked extensively with low-income and homeless families in two of the target counties. In addition, the author was a founder of the California Homeless Coalition and their first paid staff person. This experience provided a statewide perspective on the problems and needs of homeless persons and shelter providers.

APPENDIX C

Vacant Land Studies

CITY OF CRESCENT CITY

VACANT LANDS STUDY AND DEVELOPMENT POTENTIAL

I. APPROVED PROJECTS

- A. Surf Condominium Project - corner of H & Front Streets
20 Units - Above Moderate
- B. Mary Jean Mee - entire city block at 2nd & 3rd, and B & C Streets
Subdivision approved for eight R2 zoned lots with the potential of 16 units.

II. REDEVELOPMENT POSSIBILITIES

- A. Sutter Coast Hospital seaside location.
A recent feasibility study concluded that the best use of this site would be single family residences. There is the potential for 27 Above Moderate Income parcels; however, this would require a rezone and general plan amendment.
- B. Surf Condominium Project - also falls under this category.

III. VACANT LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT

- A. Vacant parcels zoned R-1 - There are currently 11 vacant parcels in the City which are zoned for single family residences, two of which are in the Coastal Zone. Several of these parcels are large enough to have multiple homes or subdivision. There is a potential for a total of 19 single family homes if these parcels were developed to the maximum allowable density.
- B. Vacant parcels zoned R-2 - There are currently 24 vacant parcels in the City which are zoned for two-family residential homes (duplexes). None of these are in the Coastal Zone. Several of these parcels are large enough for multiple duplexes or subdivision. There is a potential for 90 units if these parcels were developed to the maximum allowable density.
- C. Vacant parcels zoned R-3 or RP - There are currently 37 vacant parcels in the City which are zoned for apartments. Nine of these are in the Coastal Zone. Twelve of these parcels are undevelopable as they stand for one of the following reasons:
 - 1. requires a general plan change;
 - 2. not large enough for a residence;
 - 3. owned by a government agency;

The remaining 25 parcels have the potential for up to 405 apartment units.

DEL NORTE COUNTY
UNINCORPORATED AREA VACANT LANDS STUDY
DEVELOPMENT POTENTIAL 1992-1997

I. APPROVED LARGE PROJECTS

This survey lists residential development projects 5 units or larger in size currently approved by the County which have not yet had residential units constructed upon them. Approximately 300 units reflect recently recorded subdivisions, approximately 800 are subdivision lots in the process of construction and/or recordation, and 42 are recently constructed mobilehome park spaces not yet filled. This totals 1147 potential vacant single-family lots and mobilehome park spaces currently approved. The unrecorded subdivision lots listed risk expiration of permits during the 1991-97 time period. However, almost all of those at risk are compatible with existing zoning and level-of-service requirements and could be reissued permits under current regulations with minimal processing.

sf=single family mf=multifamily mhpark=mobilehome park spaces
rurneigh=rural neighborhood suburb=suburban C=in Coastal Zone
* denotes projects with clustered density approval

		# lots vacant	General Plan	
<u>Crescent City Area</u>				
Urban Single Family				
Washington Park 3,4,5	99	sf lots	C urban 0-6u/ac	20 ac
Washington Park West*	100	sf lots	C urban 0-6u/ac	
	120	"duet"sfC	urban 0-6u/ac	80 ac.total
Crescent Pines*	24	sf lots	C urban 0-6u/ac	9 ac.
Bay Meadow*	99	sf lots	C suburb0-2u/ac	94 ac.
Victoria Lane area	12	sf lots	urban 0-6u/ac	4 ac.
Pebble Beach Estates	12	sf lots	urban 0-6u/ac	3 ac.
Richardson Subdivision	26	sf lots	urban 0-6u/ac	7 ac.
subtotal	592	sf unit	potential on	217 acres
Urban Mobilehome Park				
Las Palmas Park II*	42	mhpark	mhpck 6u/ac	5 ac.
subtotal	42	park mobiles potential on		5 acres
Rural Single Family				
Harbor View I*	11	sf lots	C rurneigh0-2u/ac	15 ac.
McNamara I & II	37	sf lots	C rurneigh0-3u/ac	20 ac.
subtotal	48	sf unit	potential on	35 acres
Area subtotal		682 unit potential		
<u>Ft. Dick Area</u>				
Rural Single Family				
White Subdivision*	13	sf lots	rural 1u/3ac	40 ac.
Devol Subdivision	25	sf lots	C rural 1u/1ac	28 ac.
Redwood Terrace	61	sf lots	rural 1u/1ac	61 ac.
subtotal	99	sf unit	potential on	129 acres
Rural Mobilehome Park				
Sandor/Wonderstump	18	mhpark	rural 1u/1ac	19 ac.
subtotal	18	park mobiles potential on		19 acres

NOTE: this survey does not include Pacific Shores Subdivision
Area subtotal 99 unit potential

continued:

I. APPROVED LARGE PROJECTS (residences not yet constructed)

lots vacant General Plan

Gasquet Area

Rural Single Family

Gasquet Village	24 sf lots	rural 1u/1ac	25 ac.
Madame Gasquet	25 sf lots	rural 1u/1ac.	58 ac.
Azalea Ln.	11 sf lots	rural 1u/1ac	11 ac.
subtotal	60 sf unit potential on		94 acres

Area subtotal 60 units

Smith River Area

Urban Single Family

Bradford	40 sf lots	Urban 0-6u/ac	15 ac.
Beckstead*	90 sf lots	Urban 0-6u/ac	20 ac.
subtotal	130 sf unit potential on		35 acres

Rural Single Family

Spyglass	17 sf lots	Rural 1u/5ac	130 ac.
Nautical Heights*	23 sf lots	Rural 1u/5ac	133 ac.
Surfsound*	16 sf lots C	Rural 1u/5ac	65 ac.
Struebing Ocean View	13 sf lots C	Rural 1u/1ac	13 ac.
Twin Rocks*	62 sf lots C	Rural 1u/1ac	63 ac.
Morrison Creek*	27 sf lots	Rural 1u/1ac	28 ac.
subtotal	158 sf unit potential on		432 acres

Area subtotal 288 units

APPROVED LARGE PROJECTS TOTAL: 1147 units potential

NOTE: this survey does not include Pacific Shores Subdivision

=====

II. MAJOR VACANT DEVELOPABLE LANDS

This survey identifies significant single parcels or groups of parcels where applications for development are now pending, or where a combination of location, availability of services and recent adjacent development make them likely candidates for development during 1991-97. These lands have been grouped by location and land use type, and notation regarding the significant types of off-site services development required is made. The survey indicates a potential of 1297 units total, with 774 multifamily, 113 mobilehome park and 410 single family potential. Of these 100 multifamily and 103 mobilehome park units are in the process of review or have recently expired permits. While the density potentials indicated are subject to specific project study and are not guaranteed, experience indicates that most projects could achieve at least 50% of the density potential. Taking the already reviewed projects into consideration this indicates a minimum potential of 750 units, predominately multifamily.

continued:

II. MAJOR VACANT DEVELOPABLE LANDS

The following are significant lands or neighborhoods of land which could be subdivided or developed in the near future based upon pending applications, location and/or recent adjacent development. Major physical extensions are noted. Potential units are generally maximum permitted although lower numbers are shown where prior review indicates lower potential. The densities indicated here are only potential and in no way guarantee final project density.

sf=single family mf=multifamily mhpark=mobilehome park spaces

 rurneigh=rural neighborhood suburb=suburban

major offsite work required: (w) water main (s) sewer main (r) road

* denotes projects with clustered density approval

	size	General Plan	potential units
<hr/>			
<u>Crescent City Area</u>			
Urban Single Family			
State St.155-280 blocks	6 ac	C Urban 0-6u/ac	25 u
Hussy (w) (r)	20 ac	Suburban0-2u/ac	40 u
Wakefield Ranch (w) (r)	62 ac	C Suburban0-2u/ac	104 u
suburban	88 acres	with potential	169 units
Urban Multifamily			
Smail 117-020-27	16+ac	Multifam 12u/ac	160 u
Mavris 120-020-11 (w)	12+ac	Multifam 12 & 15u/ac	96 u
El Dorado/Harding Area	13 ac	Multifam 12u/ac	138 u
Wilson 116-160-22/23 (w)	1+ac	Multifam 15u/ac	27 u
Porteous 117-063-03 (w)	1+ac	Multifam 12u/ac	18 u
Cox 116-172-30 (w)	1+ac	Multifam 15u/ac	15 u
Lesina 116-171-08 (w,s)	2+ac	Multifam 15u/ac	42 u
Moen 116-171-03 (w,s)	3 ac	Multifam 15u/ac	45 u
*Baymeadow (w,s)	6 ac	C Suburb0-2u/ac	88 u
Hooshnam	10 ac	C Gen Commercial	100 u
subtotal	70+ acres	with potential	729 units
Urban Mobilehome Park			
Brown/BDC (w)(r)(s?)	25 ac	C Gen Commercial	103 u
subtotal	25 acres	with potential	103 units
Area subtotal			1001 units
 <u>Ft. Dick Area</u>			
Rural Single Family			
Murphy 105-190-10	19 ac	Rural 1u/3ac	6 u
Borough 106-070-01	35 ac	Rural 1u/3ac	11 u
	16 ac	Rural 1u/1ac	16 u
Sargent 105-180/190	15 ac	Rural 1u/1ac	15 u
subtotal	85 acres	with potential	48 units
Area subtotal			48 units

continued:

II. MAJOR VACANT DEVELOPABLE LANDS

The following are significant lands or neighborhoods of land which could be subdivided or developed in the near future based upon pending applications, location and/or recent adjacent development. Major physical extensions are noted. Potential units are generally maximum permitted although lower numbers are shown where prior review indicates lower potential. The densities indicated here are only potential and in no way guarantee final project density.

sf=single family mf=multifamily mhpark=mobilehome park spaces
rurneigh=rural neighborhood suburb=suburban

major offsite work required: (w) water main (s) sewer main (r) road

* denotes projects with clustered density approval

	size	General Plan	potential units
<hr/>			
<u>Crescent City Area</u>			
<u>Urban Single Family</u>			
State St.155-280 blocks	6 ac	C Urban 0-6u/ac	25 u
Hussy (w) (r)	20 ac	Suburban0-2u/ac	40 u
Wakefield Ranch (w) (r)	62 ac	C Suburban0-2u/ac	104 u
suburban	88 acres	with potential	169 units
<hr/>			
<u>Urban Multifamily</u>			
Smail 117-020-27	16+ac	Multifam 12u/ac	160 u
Mavris 120-020-11 (w)	12+ac	Multifam 12 & 15u/ac	96 u
El Dorado/Harding Area	13 ac	Multifam 12u/ac	138 u
Wilson 116-160-22/23 (w)	1+ac	Multifam 15u/ac	27 u
Porteous 117-063-03 (w)	1+ac	Multifam 12u/ac	18 u
Cox 116-172-30 (w)	1+ac	Multifam 15u/ac	15 u
Lesina 116-171-08 (w,s)	2+ac	Multifam 15u/ac	42 u
Moen 116-171-03 (w,s)	3 ac	Multifam 15u/ac	45 u
*Baymeadow (w,s)	6 ac	C Suburb0-2u/ac	88 u
Hooshnam	10 ac	C Gen Commercial	100 u
subtotal	70+ acres	with potential	729 units
<hr/>			
<u>Urban Mobilehome Park</u>			
Brown/BDC (w)(r)(s?)	25 ac	C Gen Commercial	103 u
subtotal	25 acres	with potential	103 units
<hr/>			
Area subtotal			1001 units
<hr/>			
<u>Ft. Dick Area</u>			
<u>Rural Single Family</u>			
Murphy 105-190-10	19 ac	Rural 1u/3ac	6 u
Borough 106-070-01	35 ac	Rural 1u/3ac	11 u
	16 ac	Rural 1u/1ac	16 u
Sargent 105-180/190	15 ac	Rural 1u/1ac	15 u
subtotal	85 acres	with potential	48 units
<hr/>			
Area subtotal			48 units

III. COASTAL ZONE AREAS

The County monitors the number of vacant and developed lots within the California Coastal Zone as part of the Rural Land Division Criteria monitoring program. This Coastal Act policy prohibits the creation of new subdivided rural lands unless 50% of the lots within the designated Market Area are developed. Agricultural, Timber and Habitat Resource lands are exempted from this provision and are not counted. Due to the dynamic nature of development permits and subdivision lots this information is monitored by computer. The Del Norte County Coastal Zone has nine designated market areas, the first 5 of which are designated as rural. Areas 6-8 are urban areas. Area 9 is Pacific Shores Subdivision, a significant area of streets and vacant lots located between Lake Earl and the ocean. This area has no community services at this time and no Coastal Land Use Plan has been adopted. Development of this area before 1997 is not foreseen. Map A indicates the location of these areas. No specific information regarding zoning density, size of parcels, service availability, etc. is available from this record. It is assumed that each vacant residential parcel (see adjusted figure) has the potential for at least one residential unit. The following data was reported for these areas as of 10/7/91.

<u>Coastal Zone Area</u>	<u>Net# lots</u>	<u>Lots developed</u>	<u>Vacant lots</u>	<u>Percent developed</u>
#1 Ocean View Rural	301	192	109	63%
#2 Smith River Rural	28	25	3	90%
#3 Lake Earl Rural	304	255	46	83%
#4 Crescent City Rural	327	180	147	54%
#5 Klamath Rural	161	56	105	34%
Rural Areas subtotal	1121	708	410	-
#6 Klamath Urban	95	24	71	25%
#7 Crescent City Urban	778	378	400	48%
#8 Lake Earl Urban	7	3	4	42%
Urban Areas subtotal	880	405	475	-
Areas 1-8 subtotal	2001	1113	885	-
#9 Pacific Shores Area	1494	2	1492	-
Coastal Zone Total	3495	1115	2377	-
<u>Lot Adjustments</u>			<u>Number</u>	
Vacant lots in Approved Projects Count			(82)	
Vacant lots in Major Vacant Lands Count			(25)	
Vacant lots zoned non-residential: rural			(12)	
urban			(68)	
Total lots to be adjusted			(187)	

TOTAL COASTAL ZONE AREA: 698 UNITS MINIMUM POTENTIAL
(not including area 9)

IV. SPECIAL NEEDS

The following categories are of special importance in identifying the potential to meet housing needs for variety and by income category.

MOBILE HOME ZONED LOTS: vacant existing lots zoned single family residential/any mobilehome and not counted in I or II above.

Coastal Zone- Urban

Old Mill/Sand Hill Roads	17
Napa/Washington Blvd. area	88
State St.-south	34

Coastal Zone- Rural

Parkway/Elk Creek	89	
COASTAL ZONE TOTAL	228	228

Non-Coastal- Urban

State St.-north	20
-----------------	----

Non-Coastal- Rural

Blackwell/Railroad area	232	
Ft. Dick	59	
NON-COASTAL TOTAL	311	311

TOTAL EXISTING VACANT LOTS ZONED ANY MOBILEHOME: 539

INCOME CATEGORY NEEDS: The 1991-97 Housing Needs Plan has set goals for new housing units by income level. The following is a summary of types of projects and lands identified in this overall study which are available during this time period and could meet these needs. The types of units identified are based on the activity reported in the 1984-90 analysis. The lands identified are those which could feasibly be developed with onsite services or where community services generally are or will be available.

VERY LOW INCOME

Mobilehome Zoned	Mobilehome Park *	Multifamily**
Urban 159	Zoned-rural 29	Smail 60
Rural 380	Zoned-urban 42	Mavris 96
539	Non-res.zone 103	ElDorado 138
	SUBTOTAL 174	Wilson 27
	Any res.zone 1548	Porteous 18
	1722	Hooshnam 100
		Beckstead 40
		578

* single-wide or assisted units could qualify

** assisted units could qualify

LOW INCOME

Mobilehome Zoned	Mobilehome Park**	Multifamily**
Urban 159	Zoned-rural 29	Smail 60
Rural 380	Zoned-urban 42	Mavris 96
539	Non-res.zone 103	ElDorado 138
	SUBTOTAL 174	Wilson 27
	Any res.zone 1548	Porteous 18
	1722	Redevelmt145
		Hooshnam 100
		Beckstead 40
		624

** single-wide or assisted units could qualify

MODERATE INCOME

<u>Multifamily</u>	<u>Single Family***</u>	<u>Mobile Zoned</u>	<u>Mobilehome Park**</u>
Smail 60	Ft. Dick 48	Urban 159	Zone- rural 29
Mavris 96	Victoria Ln 12	Rural 380	Zoned- urban 42
ElDorado 138	Richardson 26	539	Non-res zone 103
Wilson 27	White 13		SUBTOTAL 174
Porteous 18	Devol 25		Any res zone 1548
Hooshnam 100	Bradford 40		1722
Klamath 5	Beckstead 90		
Beckstead 40	Morrison Ck 27		
563	State St. 25		
	Wash Pk duet 120		
	426		
	Coastal 3-7 701		
	1127		

** single-wide or small doublewide units could qualify

***conventional or manufactured home

ABOVE MODERATE INCOME

<u>Single Family</u>	<u>Multifamily</u>
Wash Park 199	Smail 160
Cres Pines 24	Mavris 96
Pebble Bcn 12	256
Harbor Vw 11	
McNamara 37	
Redwood Trc 61	
Gasquet 50	
Spyglass-A 17	
Naut Hts 23	
Surfsd 16	
Struebing 12	
TwN Rocks 62	
Hiouchi-V 63	
Ocn Hts-V 15	
ResRan-V 45	
Spyglass-V 40	
Coast #1 81	
738	

=====

APPENDIX D

Citizen Participation

CITIZEN PARTICIPATION

Advisory Committee

In November and December 1990, the City and County Planning Departments and Planning Commissions solicited local citizens who would be interested in serving on a joint Housing Advisory Committee for the preparation of an updated Housing Element. In January 1991 the County Board of Supervisors and City Council appointed a seven member Committee in addition to one County staff member and two City staff members.

Committee membership included:

- * Steve McCollum, County Planning Commissioner- Smith River resident College of the Redwoods employee
- * Joanne Towers Wheeler, City Planning Commissioner - City of Crescent City resident, retired
- * Roy Tedsen - Hiouchi resident, realtor
- * Pamela Louy - Crescent City area resident, American Bank Manager, former 1984 Housing Element HAC member
- * Kathryn Mathews - Crescent City area resident, Economic Development Corporation/Transportation Commission employee
- * Michael Perry - Crescent City area resident, Housing Authority Director
- * Gary Van Horn - City of Crescent City resident, Pastor/manager Calvary Chapel Homeless Shelter

When Pastor Van Horn left in late 1992, the Del Norte Coalition for Housing was provided copies of committee work and staff met with their Board at several meetings regarding homeless issues, goals, needs, programs, etc.

Needs Study Review

Beginning in February 1991, the Committee met on a two-to-three week basis and, in October 1991, issued a Housing Needs Study for public review (see attached notice and comments). This document was a draft of the first portion of the Housing Element including the Community Background, Housing Background and Housing Needs sections with appendices A and B. Copies of the report and flyers for posting were sent to: Del Norte County Library, College of the Redwoods Library, County Mental Health, County Social Services, Rural Human Services (non-profit), Del Norte Coalition for Housing (non-profit), Senior Center, Calvary Shelter, Del Norte Builders Exchange, Del Norte Board of Realtors, St. Joseph's Catholic Church (Hispanic outreach program), League of Women Voters, Housing Authority, County Housing Rehabilitation program, The Triplicate newspaper, KPOD radio and KCRE radio. Approximately six copies of the report were handed out by the Planning offices to members of the public who requested them as a result of the notice.

One response to the Housing Needs Study request for comments was received from the "Concerned Citizens of Smith River". These comments and the Committee response are attached.

Housing Element Review

Subsequent to the Needs Study, the Committee completed a preliminary draft of the 1992-97 Housing Element. This preliminary draft was submitted to the State Department of Housing and Community Development (HCD) for initial review in January 1992. Comments were received identifying areas of inadequacy and text and table additions were made by the staff and Committee and forwarded to HCD. In early July HCD indicated by letter that the changes were adequate and that the draft Element is in compliance with state housing element law (correspondence attached).

Planning Commission hearings were held by the Del Norte County Commission on July 8 and the City Planning Commission on July 9. Copies of staff reports and comments received are attached. Both Commissions took action forwarding the documents to the County Board of Supervisors and City Council. Hearings were held by the Council on August 17 and the Supervisors on August 24. Copies of staff report addendums, hearing comments and final Resolutions adopting the 1992-97 Housing Element are attached.



COUNTY OF DEL NORTE

PLANNING DEPARTMENT

700 Fifth Street

CRESCENT CITY, CALIFORNIA 95531

(707) 464-7253

October 4, 1991

PUBLIC REVIEW AND COMMENT IS INVITED

on the

Del Norte County and City of Crescent City 1992 Housing Element
DRAFT 1992-1997 HOUSING NEEDS STUDY

* California Code requires local governments to prepare a Housing Element as part of its General Plan for development of the community. This Element is to be updated on a regular basis. At this time an update is being prepared jointly by staff of the City of Crescent City and Del Norte County Planning Departments and a joint Housing Advisory Committee. The target date for completing this update is June, 1992.

* The Housing Element must include a review of housing activity, housing need, available lands and services to meet the need and proposed programs to meet the need during the planning period. The planning period for this document is 1992-1997.

* At this time a draft study of housing activity and housing needs has been completed. In order to assure that needs have been adequately addressed copies of this study are being made available for public input before the proposed programs section is developed. Written comments regarding this study are encouraged. We ask that they be submitted to the City Planning Department at 900 10th St. or the County Planning Department at 700 5th St. by November 1, 1991. The Housing Advisory Committee will review them in preparing the final Draft report. The final report is expected to be available for public review and hearings in early 1992.

* COPIES OF THIS STUDY CAN BE OBTAINED AT THE DEL NORTE COUNTY LIBRARY or COLLEGE OF THE REDWOODS LIBRARY or CITY OF CRESCENT CITY PLANNING DEPARTMENT 900 10th St. Crescent City or DEL NORTE COUNTY PLANNING DEPARTMENT 700 5th St. Crescent City.



October 24, 1991

County of Del Norte
Planning Department
700 Fifth Street
Crescent City, Calif. 95531

RE: Del Norte County/City of Crescent City General Plan Housing
Element 1991-1997 Update Needs Study Draft

ATTENTION: The Housing Advisory Committee

To Whom it may Concern:

The invitation for public input to the County Housing needs is appreciated and we have carefully reviewed this study.

We have concluded the projections of the General Plan Housing Element Needs Study do not include the segment of population in "upper moderate" income group migrating to rural coastal communities in search of retirement locations. This population group is highly publicized on a regular basis in newspaper and magazine articles as seeking refuge from city congestion and problems and thus will focus on such communities as Smith River and the coastal area north. Proof of this is the vast numbers of this population forced over the Oregon border to the Brookings area, where upper moderate housing availability is becoming more abundant to accomodate the growing need.

We would respectfully like to urge the consideration of the County Projection Plan to allow for this potential growth and encourage zoning changes along the Oceanview Drive area of Smith River.

Concerned Citizens of Smith River
P.O. Box 558
Smith River, Calif. 95567

RECEIVED

OCT 29 1991

PLANNING
County of Del Norte

October 24, 1991



COUNTY OF DEL NORTE

PLANNING DEPARTMENT
700 Fifth Street
CRESCENT CITY, CALIFORNIA 95531
(707) 464-7253

January 21, 1992

Concerned Citizens of Smith River
P.O. Box 558
Smith River, CA 95567

RE: October 24, 1991 comments regarding the Housing Element 1991-97
Update Needs Study Draft

To Whom It May Concern:

We wish to thank you for your input regarding the Needs Study Draft. We have waited to respond until the balance of the Housing Element information was available for our consideration.

A specific response to your comments is difficult due to the terminology involved and lack of specific numbers.

As you may note from the Needs Study Appendix A, the Needs projections by income group was prepared by the State Department of Housing and Community Development (HCD). This is based upon Department of Finance records of past local activity such as building permits, DMV data, birth/death records, etc. Their projections reflect statistical projections for typical growth. Our review of the last projection (1984) indicates they were generally accurate, not including the growth projected separately for the prison. Your letter refers to a "highly publicized" group with "vast numbers" moving to Brookings yet it does not include any specific numbers or localized data.

HCD, and all government agencies working with housing, utilize specific income level definitions (moderate, above moderate, etc.) based on specific income formulas developed on an annual basis by County. This is illustrated in Table 9 of the Needs Study. Unfortunately your reference to "upper moderate income group" is not defined. It is not clear as to whether this would be a group within the "moderate" definition or the "above moderate" definition. By definition parameters in 1990, a typical "moderate" income residence in 1990 would have cost \$90,000 to \$110,000. A typical "above moderate" would have been \$125,000.

The construction needs outlined in Appendix A are summarized for all income groups in Table 24. The project for "Moderate" in the unincorporated area is 97 units and for "Above Moderate" 162. The latter is the largest singular number of the four groups.

The second half of the Housing Element document included an analysis of past housing activity and a study of vacant lands to determine whether

there is adequate land to provide a variety of units for all incomes. A copy of the Unincorporated Area Vacant Lands Study (Appendix to the final Element) is enclosed. The Committee reviewed this report in addressing the issue which your letter raised. Since this report is based on specific projects and properties a specific analysis of the general Smith River area was possible. Both Moderate and Above Moderate levels were considered.

In the case of the need for Moderate units the study indicates that there is a potential for 1127 single family Moderate units in the countywide unincorporated area (Section IV). This is more than 11 times the projected 1991-97 need of 97 units. The Smith River area accounts for 10% of this potential, 177 units. These include created lots and approved lots not yet recorded. This means that more than the projected unincorporated need could be placed in the Smith River area alone.

In the case of the need for Above Moderate units the study indicates that there is a potential for 788 single family Above Moderate units in the countywide unincorporated area (Section IV). This is about 4.5 times the projected 1991-97 need of 162 units. The Smith River area accounts for almost 50% of this potential, 374 units. Over half of these, 202 units, consist of existing or approved lots. This means that more than the total projected Above Moderate need could be placed in the Smith River area alone.

Based upon this information it is the conclusion of the Housing Advisory Committee that there is no need for the Committee to make special recommendations or provisions for Moderate or Above Moderate income housing in the Smith River area. In terms of Planning and services, land to meet potential needs is currently available. Problems in sales may instead arise for other reasons such as the current status of the economy, buyers preference of competitive locations or lack of developers ability to complete projects as quickly as realtors, sellers or buyers wish.

We will forward to you the completed Draft Housing Element 1991-97 as soon as it is available. If you have any questions feel free to contact Diane Mutchie at the County Community Development Department or Lisa Little at the City Planning Department.

Sincerely,

CRESCENT CITY/DEL NORTE COUNTY	
HOUSING ADVISORY COMMITTEE 1991-92	
Pamela Louy	Gary Vanhorn
Kathryn Matthews	Michael Perry
Roy Tedson	Joanne Wheeler
Steve McCollum	Jeff Boyer
Diane Mutchie	Lisa Little

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OFFICE OF THE DIRECTOR

1800 THIRD STREET, Suite 450
P.O. BOX 952051
SACRAMENTO, CA 94252-2051
(916) 445-4775 FAX (916) 323-2815



April 27, 1992

Mr. Ron Holden
County Administrative Officer
Del Norte County
450 H Street
Crescent City, CA 95531

Dear Mr. Holden:

Re: Review of Del Norte County's Draft Housing Element

Thank you for submitting Del Norte County's draft housing element, received for our review on March 13, 1992. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

A telephone conversation on April 12, 1992 with Diane Mutchie of your staff facilitated our review. This letter and appendix summarize the conclusions of that conversation.

Del Norte County's housing element is very well written and contains much useful information about the County, including thorough data on population and employment trends for the County, and the vacant lands study. Also, the County has adequately addressed the requirements of Chapter 1451, Statutes of 1989, regarding the analysis of units at risk of conversion to market rate.

There are, however, a few areas which require revision to bring the County's element into compliance with state housing element law (Article 10.6 of the Government Code). In particular, the County's housing programs should provide more specific implementation actions, and the quantified objectives should include the maximum number of units the County plans to conserve during the planning period. These and other changes needed to bring Del Norte County's element into compliance with state housing element law are summarized in the appendix.

For your information, housing element law has been amended, effective January 1, 1992. A current copy of the amended statute is enclosed (new or revised language is underlined). The relevant requirements described in the appendix should be

Mr. Ron Holden
April 27, 1992
Page 2

addressed before the County adopts its updated housing element. A technical assistance paper regarding the most recent amendments will be forwarded to the County upon completion.

We hope our comments are helpful to the County. We appreciate Ms. Mutchie's cooperation during our review. If you have any questions or would like assistance revising the element, please contact Rebecca Hoepcke of our staff at (916) 327-4076.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Joan Kawada Chan', with a stylized, flowing script.

Joan Kawada Chan
Chief Deputy Director

Enclosures

cc: Diane Mutchie, Senior Planner, Del Norte County
Jeff Boyer, Planning Director, City of Crescent City
Lisa Little, Planner, City of Crescent City
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

APPENDIX

Del Norte County

The following changes would bring Del Norte County's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. The particular program examples or data sources listed are suggestions for your information only. We recognize that Del Norte County may choose other means of complying with the law.

A. Quantified Objectives

Include a statement of the community's quantified objectives relative to the maintenance, preservation, improvement and development of housing for the planning period of the element (Section 65583(b)). Chapter 889, Statutes of 1991, amended housing element law effective January 1, 1992 to require that the quantified objectives establish the maximum number of housing units by income category (emphasis added) that can be constructed, rehabilitated, and conserved over a five-year time period (Section 65583 (b)(2)).

The County's preservation analysis indicates that there are no units at risk during the ten year period. However the conservation objective should include the number of units (also by income category) which the County intends to conserve through programs such as weatherization and Section 8 vouchers and certificates.

As a result of Chapter 889, the quantified objectives on pages 107 and 119 should be broken down by income category for units to be constructed and rehabilitated during the planning period.

B. Housing Programs

Include a housing program which implements the policies and achieves the goals and objectives of the element (Section 65583(c)). We are including examples of programs successfully implemented in other cities to assist Del Norte County in expanding its housing program.

Each program should identify the specific individual or agency responsible for implementation, include a timetable for implementation and describe the specific steps the County will take to facilitate implementation. Implementation actions should be as detailed as possible, containing immediate, short-term steps and, if possible, the quantified objectives for the program. Timetables and

funding sources should also be as specific as possible. Examples of programs which require revision include, but are not limited to:

- In program 3.2, the element identifies density bonus as an incentive the County offers developers of projects affordable to low- and moderate-income households; however, the County does not have an ordinance implementing this program, as required by Government Code Section 65915(a). The County should develop a program to adopt such an ordinance early in the planning period, in order to strengthen this and other programs. We are including a copy of our technical assistance paper to assist the County in developing an ordinance, pursuant to state law.
- Program 1.1: What density standards are being considered and which zoning categories will be covered?
- Program 3.2: How will the County encourage development of lower-income units? How will the County support "seeking funding"? Would the County issue bonds? What agreements could be deferred?
- We strongly recommend that the County implement the monitoring program (2.1) early in the planning period, and develop additional programs if it becomes apparent that the existing programs will not meet the County's identified needs.
- Program 4.2: Which state and federal program will the County apply for and when?

C. Other

Program 3.4 states that the County would seek certain sources of funding if Article 34 were reversed. We are including some technical assistance materials on Article 34 which will be of use to the County in evaluating the need for referendum authority. Article 34 authority is required for new construction funded by Propositions 84 and 107 (Housing and Homeless Bond Acts of 1988 and 1990, respectively) and new construction or rehabilitation programs financed by the California Housing Finance Agency. The County may wish to obtain referendum authority to facilitate applications for these funds. In addition, Community Development Block Grant (CDBG) Funds can be used to finance the measure. Since this is a general election year, the County could include the issue on the November 1992 ballot.


Mr. Steve Cafey
April 27, 1992
Page 2

technical assistance paper regarding the most recent amendments will be forwarded to the City upon completion.

We hope our comments are helpful to the City. We appreciate Ms. Little's cooperation during our review. If you have any questions or would like assistance in revising the element, please contact Rebecca Hoepcke of our staff at (916) 327-4076.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,



Joan Kawada Chan
Chief Deputy Director

Enclosures

cc: Jeff Boyer, Planning Director, City of Crescent City
Lisa Little, Planner, City of Crescent City
Diane Mutchie, Senior Planner, Del Norte County
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OFFICE OF THE DIRECTOR

1800 THIRD STREET, Suite 450

P.O. BOX 952051

SACRAMENTO, CA 94252-2051

(916) 445-4775 FAX (916) 323-2815



April 27, 1992

Mr. Steve Cafey
City Manager
City of Crescent City
343 G Street
Crescent City, CA 95531

Dear Mr. Cafey:

Re: Review of the City of Crescent City's Draft Housing
Element

Thank you for submitting Crescent City's draft housing element, received for our review on March 13, 1992. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

A telephone conversation on April 9, 1992 with Lisa Little of your staff facilitated our review. This letter and appendix summarize the conclusions of that conversation.

Crescent City's housing element is very well written and contains much useful information about the City, including through data on population and employment trends for the City and a vacant lands study. Also, the City has adequately addressed the requirements of Chapter 1451, Statutes of 1989, regarding the analysis of units at risk of conversion to market rate.

There are, however, a few areas which require revision to bring the City's element into compliance with state housing element law (Article 10.6 of the Government Code). For example, the City's housing programs should include more specific implementation actions and the quantified objectives should include the maximum number of units the City plans to conserve during the planning period. These and other changes needed to bring Crescent City's element into compliance with state housing element law are summarized in the appendix.

For your information, housing element law has been amended, effective January 1, 1992. A current copy of the amended statute is enclosed (new or revised language is underlined). The relevant requirements described in the appendix will have to be addressed before the City adopts its revised housing element. A

APPENDIX

City of Crescent City

The following changes would, in our opinion, bring Crescent City's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. The particular program examples or data sources listed are suggestions for your information only. We recognize that Crescent City may choose other means of complying with the law.

A. Housing Needs, Resources, and Constraints

1. Include an analysis and quantification of the City's existing and projected needs for all income levels (Section 65583(a)(1)). The analysis shall include the City's share of the regional housing need in accordance with Section 65584. The total housing need for the City (Table 24 on page 60) should reflect the new construction need of 74 units, as indicated in the Regional Housing Needs Plan in Appendix A of the element.
2. Analyze the City's parking requirements as potential or actual governmental constraints on the City's ability to provide for the development of housing for all income levels (Section 65583(a)(5)).

The element should indicate why the City believes its parking standards are not a constraint on the development of lower-income housing (specifically FmHA financed housing).

The element should clearly describe the policy which has been implemented in the past to waive the parking requirement for certain types of projects, indicate whether this policy has sufficiently mitigated the potential constraint and whether the City will continue to enforce this policy.

B. Quantified Objectives

Include a statement of the community's quantified objectives relative to the maintenance, preservation, improvement and development of housing for the planning period of the element (Section 65583(b)). The law was amended effective January 1, 1992 to require that the quantified objectives establish the maximum number of housing units by income category (emphasis added) that can be constructed, rehabilitated, and conserved over a five-year time period (Section 65583 (b)(2)).

The City's preservation analysis indicates that there are no units at risk during the ten year period. However, the conservation objective should include the number of units (also by income category) which the City intends to conserve through programs such as weatherization and Section 8 vouchers and certificates.

As a result of Chapter 889, the quantified objectives on pages 107 and 119 should be broken down by income category for units to be constructed and rehabilitated during the planning period.

C. Housing Programs

Include a housing program which implements the policies and achieves the goals and objectives of the element (Section 65583(c)). We are including examples of programs successfully implemented in other cities to assist Crescent City in expanding its housing program.

Each program should identify the specific individual or agency responsible for implementation, include a timetable for implementation and describe the specific steps the City will take to facilitate implementation. Implementation actions should be as detailed as possible, containing immediate, short term steps and, if possible, the quantified objectives for the program. Timetables and funding sources should also be as specific as possible. Examples of programs which require revision include, but are not limited to:

- Program 3.3 - Each component of the program should describe what steps the City intends to take to achieve the stated objective.
- Program 4.2: Which state and federal program will the County apply for and when?
- For your information, State density bonus law has been changed. The City should review its ordinance in light of the changes, and make any revisions necessary. We are enclosing a copy of our technical assistance paper to assist you.

D. Other

The element states that the City would seek certain sources of funding if Article 34 were reversed. We are including some technical assistance materials on Article 34 which will be of use to the County in evaluating the need for referendum authority. Article 34 authority is required for new construction funded by Propositions 84 and 107 (Housing

and Homeless Bond Acts of 1988 and 1990, respectively) and new construction or rehabilitation programs financed by the California Housing Finance Agency. The City may wish to obtain referendum authority to facilitate applications for these funds. In addition, Community Development Block Grant (CDBG) Funds can be used to finance the measure. Since this is a general election year, the City could include the issue on the November 1992 ballot.



COUNTY OF DEL NORTE

PLANNING DEPARTMENT

700 Fifth Street

CRESCENT CITY, CALIFORNIA 95531

June (703) 464-5253

Ms. Rebecca Hoepcke
California Department of
Housing and Community Development
Division of Housing Policy
1800 Third Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Review of Del Norte County's and City of Crescent City's
Draft Housing Elements - Response to HCD letter of 4/27/92

Dear Ms. Hoepcke:

Both the City and County received the above HCD review comments regarding our joint Draft Housing Element. Lisa Little (Crescent City) and I (County) would like to thank you for your assistance over the phone in reviewing your departments comments and in responding to them.

We are aware of the review workload which your office currently has with the pending element deadline so close. As previously expressed, we would like to present a document to our respective commissions and legislative bodies which is as much in compliance as possible. This would avoid complications after local adoption. We are therefor asking that you review the our Draft changes. These will be reviewed by our housing committee about the same time that you receive them. We are then scheduled for public Planning Commission hearings July 8 and 9, 1992. We ask that you provide comments to us by that date if possible.

You may note that all of the changes are in the last Goals, Policies and Objectives 1992-1997 section. The enclosed is a copy of that section (as a whole for convenience) with current changes. This copy is what will be presented for public review and hearings. Basically these changes reflect three things: 1) an expanded introductory section which includes tables summarizing quantified objectives and responsible agencies; 2) revised program descriptions which describe which agency proposed to do what action; and, 3) revised funding/timeline information which indicates which funding programs and which fiscal years the agencies proposed to use.

If you have any concerns please contact myself or Lisa. If I am not available to discuss County issues feel free to speak with our Director, Ernest Perry. Thanks again.

Sincerely,

Diane Mutchie
SENIOR PLANNER

1 enclosure

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 THIRD STREET, Room 430
P.O. BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



JUL 06 1992

Mr. Ron Holden
County Administrator
Del Norte County
450 H Street, Room 208
Crescent City, California 95531

Dear Mr. Holden:

RE: Review of Del Norte County's Draft Housing Element
Revisions

Thank you for submitting Del Norte County's draft housing element revisions, received for our review on June 11, 1992 and June 26, 1992. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

Telephone conversations in June with Ms. Diane Mutchie, Senior Planner for the County, facilitated our review. This letter summarizes the conclusions of those conversations.

The revisions adequately address the comments in our April 27, 1992 letter; we are therefore pleased to find that the revised draft is in compliance with state housing element law (Article 10.6 of the Government Code). The element now includes quantified objectives for construction, rehabilitation and conservation of housing by income category, and expanded more specific program descriptions. We commend the County for its continuing commitment to provide housing affordable to all income groups.

If you have any questions, or if we can be of assistance in implementing the element, please contact Rebecca Hoepke, of our staff, at (916) 327-4076.

In accordance with requests pursuant to the Public Records Act, we are sending copies of this letter to the persons and organizations listed below.

Sincerely,

Thomas B. Cook
Deputy Director

Mr. Ron Holden

Page 2

cc: Diane Mutchie, Senior Planner, Del Norte County
Lisa Little, Assistant Planner, City of Crescent City
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of
Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

NOTICE OF PUBLIC HEARING



COUNTY OF DEL NORTE

Planning Department
700 5th Street
Crescent City, CA 95531
(707) 464-7254



CITY OF CRESCENT CITY

Planning Department
377 J Street
Crescent City, CA 95531
(707) 464-9506

NOTICE IS HEREBY GIVEN that the CITY OF CRESCENT CITY and COUNTY OF DEL NORTE Planning staff's and Housing Advisory Committee have prepared a joint Draft 1992-1997 Housing Element updating the 1984 Housing Element pursuant to state regulations (Section 65580 et seq Government Code). This document provides an analysis of housing in the community since 1984, an assessment of current need, and a proposal for housing goals and objectives for 1992-1997. Copies of this document may be reviewed at the City Planning Department at 377 J Street, the County Community Development Department at 700 5th Street, or the County Library at 190 Price Mall—all in Crescent City.

NOTICE IS FURTHER GIVEN THAT PUBLIC HEARINGS WILL BE HELD by the Planning Commission of the City of Crescent City and the Planning Commission of the County of Del Norte at the times, dates, and location listed below. ALL PERSONS INTERESTED ARE INVITED TO APPEAR AND BE HEARD REGARDING THIS PROPOSAL.

County of Del Norte

Planning Commission
Wednesday July 8, 1992
7:05 P.M.
Board of Supervisors Chambers
585 G Street, Suite 1
Crescent City, CA 95531

City of Crescent City

Planning Commission
Thursday July 9, 1992
5:30 P.M.
Board of Supervisors Chambers
585 G Street, Suite 1
Crescent City, CA 95531

PUBLISH June 27, 1992

STAFF REPORT
1992 HOUSING ELEMENT UPDATE
DEL NORTE COUNTY GENERAL PLAN
GPA9205

Section 65300 of the California Government Code requires each planning agency to prepare, and each local legislative body to adopt, a comprehensive, long-term General Plan for the physical development of the County or City. Each plan is required to contain nine elements which are to address: land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways and safety. At this time the Housing Element is the most specifically defined, monitored and state reviewed document outside of the Coastal Zone. State regulations establish deadlines for update, dictate content issues, policies and/or programs, call for accountability in meeting goals, and require review and certification by the Department of Housing and Community Development. An element which is timely and consistent can increase local ability to obtain grants which are related to housing and development programs.

In 1975-76 a joint General Plan was prepared by the County and City which included the mandated elements. In 1977 the State adopted more specific general plan regulations regarding Housing Element format, consistency and state review. In 1980 the Housing Element statutes were again amended adding a 5-year update requirement and setting Del Norte County's first deadline in 1984. In 1983 the City and County appointed a housing advisory committee, contracted with planning consultant J. Laurence Mintier, and directed staff to coordinate development of an updated Housing Element. This document (the current element) was adopted in January 1984 by the Board and Council and was sent to the State for certification. In June 1984, state regulations were again amended setting new "5 year" dates with ours being extended to 1992.

In late 1990 the City and County agreed to prepare a joint updated 1992 Element utilizing staff and a joint Housing Advisory Committee. In early 1991 the Committee met and began working with staff on the document. In the Fall, 1991, the first half of the document (Background and Needs sections) was presented for public review. One comment letter was submitted regarding the provision of more upper/moderate income housing in the Smith River area which the committee addressed after vacant land studies were completed in the second half of the document (see Appendix D).

A preliminary draft was completed in early 1992 and was sent to the Department of Housing and Community Development (HCD) for review per state law. Based upon their comments staff prepared some changes in the study and reviewed them with the Advisory Committee. Subsequently a Negative Declaration was posted by the County, indicating that there are no recommendations for changes in land use or land use density and therefore no significant changes in eventual environmental impacts would occur as a result of this document.

As a portion of the General Plan, this document update is subject to public hearings by the Commission and the Board with final action by the Board. Since it is a joint Element, the City Planning Commission and City Council are also scheduled to hold hearings regarding the document within the same time frame as the County (July/August).

1992-1997 HOUSING ELEMENT

As indicated earlier, the specific format, issues and goals are set forth by state law. The document is divided up into several sections which evaluate the past, assess the present and set 5 year goals. Since our area does not fall under a regional government agency, the housing needs and income level projections were prepared by the State.

The COMMUNITY BACKGROUND and HOUSING BACKGROUND sections give an overall picture of the community, particularly since the adoption of the 1984 element. These sections also assess how the community has changed and how it has met the housing goals since 1984. Table 9 (pg 15) illustrates the legal definition of annual income levels like "Low" or "Moderate". These terms and definitions can be major factors in local discussions and decisions for some projects, as shown in Table 19 (pg 40) where related housing prices are charted. Table 11 (pg 19) Building Activity and Table 16 (pg 30) Age of Stock illustrate changes in housing as a result of the recent growth. A comparison of housing cost changes during the past decade in Table 18 (pg 36) shows the dramatic increase in housing costs locally and at the State level and indicates that the doubling of housing costs was not just a local event related to the prison.

In terms of the Element itself, the Assessment of 1984 section (pg 44) is important. The fact that statisticians in Sacramento set the housing need goals in 1984, for the prison and in an 1989 update, led to questions regarding the accuracy of these projections. The assessment indicates that the growth did meet these projections. Even more significant, due to the County's past housing policies, all income level needs were met with very limited government intervention. Tables 22 (pg 46) and 23 (pg 48) enlighten us as how we met our goals.

Table 22 illustrates projected new Construction Needs set by the State (right hand columns) and Activity by location and type (left hand columns) for the 1984-90 period. This data tells us that growth was focused in the greater Crescent City area, confirming that we met a pre-prison goal set by the Board of Supervisors in 1988. It indicates that new single family homes were almost equally mobilehomes (non-park) and conventional structures and that, although a significant number of multi-family units were built, the majority of new development is still individual lot/single family style. Also indicated is a significant number of rehabilitations done without low-income program assistance.

Table 23 illustrates projected Needs set by the State by Income level (right column) and the Activity by income (value) level and type of unit. This data tells us that single family housing for Very Low and Low income families was possible due to County policies regarding mobilehomes and mobilehome zoning. The data also indicates that two-thirds of the new housing for Moderate income families was apartments. The County's 72% homeownership rate is significantly higher than the State's 54%. It is felt that this could be due to the broader availability of single-family mobilehomes, both "manufactured" and those where no architectural restrictions apply. Since the construction of new single family housing in the moderate income price range was so small in numbers, it appears that Moderate income households found housing by purchasing lower cost mobilehomes or by purchasing older existing units and rehabilitating them without government program assistance. This data indicates that there may be the need to take action to assure the continued provision of moderate, and possibly low, priced housing in the future.

The GOALS, POLICIES & OBJECTIVES 1992-1997 section summarizes the goals and proposed actions for the next five years. The goals identified reflect those which the state sets: 1) providing for sufficient housing units to meet the general projected need; 2) providing for a variety of types by tenure and income level; 3) to assist in the development of low and moderate income housing; 4) to conserve existing housing; 5) to promote equal opportunity in housing; and, 6) to review and utilize the goals of the document and update it in 1997.

This section includes a summary table of the projected needs and goals in terms of numbers of housing units. Also provided is a summary of agencies responsible for various aspects of housing in the community. The programs presented are reflective of two sources: the needs identified in the document itself and the goals of the identified agencies. The County is responsible only for those items where it is shown as being responsible and for the reporting as to the outcome in 1997. The purpose of including all programs is to give an accounting for how the issues will be addressed by the community (if not by the County) and to lay a foundation for the organizations to obtain funding.

There are four general areas which the County agencies are committed to under this proposal. One is a program of monitoring of construction and rehabilitation information for an on-going analysis to determine whether the open market continues to meet all income level needs. Second, a subsequent General Plan/Zoning ordinance amendment establishing state mandated bonus density regulations, homeless shelter definitions and proposing minimum densities in urban areas as discussed in the document. Third, continued provision of support for special housing programs such as the County housing rehabilitation program, advisory assistance to the Housing Coalition, assistance for low income multifamily unit projects on a case-by-case basis, and posting of fair housing information. And, lastly, preparation for the next Element update in 1997.

The APPENDIX sections provide more detailed information regarding the preparation and impacts of the document. These include a copy of the report by the State for the Needs projections (Needs Plan), a copy of the homeless shelter survey conducted by staff, and a copy of the detailed vacant land study. Also included is a summary of citizen participation, discussion of general plan consistency and environmental review record.

STATE REVIEW

A copy of the advisory committee's draft element was forwarded to the State in March, 1992. After reviewing the document and conducting several phone calls with local staff, HCD staff forwarded the attached comments. The majority of the concern focused upon the Goals, Policies and Programs section where a summary of quantified goals for construction and some general changes in program descriptions were requested. Staff prepared the summary of quantified goals and listing of responsible local agencies. Changes were also made in programs clarifying the goals of each agency and what action the program included. These changes were forwarded to the State for comment in early June with a request for comment prior to the Planning Commission hearing. Response to the changes had not been received at the time of preparation of this staff report.

RECOMMENDED ACTION

At this time staff recommends that the Commission open its public hearing for discussion of the document and any comments received. Subject to any changes made, the Commission can then take action adopting the below listed findings and the Negative Declaration. It is then recommended that the Commission take action forwarding the document to the Board of Supervisors with a recommendation for approval of the updated 1992-97 Housing Element of the General Plan.

FINDINGS:

A) This 1992-97 Housing Element has assessed the goals of the 1984 Housing Element and has addressed current housing needs and constraints and provides for housing goals and programs for the next five years;

B) This 1992-97 Housing Element is consistent with State General Plan and Housing Element requirements;

C) Public participation has been solicited in the forms of a citizens advisory committee, public notification and review of the Needs Report and in public notification and hearings of the Planning Commission. Responses and comments have been addressed in the document and during the hearing process;

D) Sufficient land is available for the identified projected needs and no change in land use or land use densities has been recommended. A Negative Declaration has therefore been prepared and posted pursuant to the California Environmental Quality Act which the Commission has considered in taking its action.

MARGARET KETTUNEN ZEGART
378 Douglas Park Drive
Crescent City, CA 95531
July 6, 1992

RECEIVED

JUL - 8 1992

PLANNING
County of Del Norte

Del Norte Planning Staff and Planning Commissioners

RE: Agenday, July 8, 4 G. Update of Housing Element in County General Plan

Dear Commissioners:

Please consider since there is a change from the "relatively slow population growth" which your housing objectives had been formulated to accommodate

and since there is now the ADA legislation which makes it advisable to strengthen the wording and implementing policies/objectives of

"Inclusion of all segments of the community in housing plans and programs" and

to add to "Provide housing which meets the specialized needs of the elderly."

So many older persons are retiring in Del Norte County or are reaching that age. I believe you could/should write into your housing element not only the requirements of the law, but also that all first floor units of multiple housing projects and a percentage (20%) of developments have wide doorways, kitchen counters and bathroom facilities that are wheelchair/walker - mobility accessible. Since access is important for future conversion, it seems important to include as a goal/objective, policy and then have implementing language to add to building codes/requirement this provision(s). Chemical sensitivities' disabilities in building materials should be protected in a certain % of units as well.

I believe you should change your zoning setbacks in areas of special sensitivity. Since the plan and this element was developed, the Smith has become a Wild River and the 25% setback from the top of a river bank of a structure is not sufficient to protect the scenic/recreational enjoyment (homes too visible) and a phased height (one story - then two story at a more distant setback. A Redwood setback, 50' from live creeks and 100 feet from riverine habitats is a usual requirement.

Also, I believe design review for natural colors and materials for developments should occur in developments as well as on sensitive sites like rivers and on hillsides that are visible. After all, water quality is important (septic tank setbacks that are now allowed can have a cumulative adverse impact on water quality and upon fish and wild life as well as recreational swimming.

I do not believe second units should be allowed in parcels that are adjacent to streams or to rivers or on areas with poor percolating soils. (Rocky, serpentine, shale or the soil adjacent to other special areas.

I applaud your programs to conserve units that are beginning to deteriorate - whether under public ownership or privately owned through low income grants/loans. You might write some of your existing programs (and possible future options) into the Plan.

I am enclosing an article from this weekend's paper.

Buffers of native plant landscaping should be along waterways. No parking without non-pollution safeguards for vehicle oils (filter systems) should be developed as well when you establish design review criteria for homes, business and home unit combinations, etc.

Thank you for addressing these concerns.

Margaret Kettunen Zegart

CRESCENT CITY PLANNING COMMISSION
STAFF REPORT AGENDA ITEM III-A
JULY 9, 1992

GENERAL PLAN AMENDMENT - Housing Element Update

The State of California requires each legislative body to adopt a comprehensive, long-term General Plan for the physical development of its jurisdiction. At the minimum, the General Plan must contain nine elements pertaining to: land use; circulation; housing; conservation; open space; seismic safety; noise; scenic highways; and safety.

The state also requires that the Housing Element section of the General Plan be updated every five years (our last housing element was valid 1984-1992 because the state extended the dates for mandatory revisions). The California Department of Housing and Community Development (HCD), reviews each agency's document for consistency and compliance with state law. An element which is certified by HCD can increase the City's chances to obtain grants which are related to housing and development programs.

In September 1990, staff began work to update the current Housing Element. As we have done in the past, the City and County agreed to prepare a joint Housing Element to minimize expenses. As part of the citizen participation process, a Housing Advisory Committee was formed to review and comment on each section of the document.

In February of this year, staff sent a draft copy of the Housing Element to HCD for review. After receiving comments, staff prepared some minor changes which were again sent to HCD for review. At this time, staff feels the draft element meets the consistency requirements and complies with state law. If the Planning Commission recommends approval and the City Council adopts the Housing Element, the final will be forwarded to the state for certification.

A Negative Declaration has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA). There are no significant impacts on the environment as no changes have been recommended for land uses or land use densities.

RECOMMENDATIONS

1. Staff recommends that the Commission opens the public hearing for comments and discussion.
2. Review the Negative Declaration and necessary findings.
3. Staff recommends that the Commission take action forwarding the draft 1992-1997 Housing Element of the General Plan, the

Negative Declaration, and the following findings to the City Council with a recommendation for approval.

A) This 1992-1997 Housing Element is consistent with State General Plan and Housing Element requirements;

B) This 1992-1997 Housing Element has assessed the goals of the 1984 Housing Element, has addressed current housing needs and constraints, and provides for housing goals and programs for the next five years;

C) The public has been encouraged to participate in the revision of this document through a citizen's advisory committee, public notices, and public hearings.

D) The City has sufficient vacant lands available to accommodate the projected needs. There has been no recommended change in land use or land use densities. A Negative Declaration has been prepared per CEQA requirements which the Commission has taken into consideration before taking any action.

RESOLUTION NO. 1992 - 05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CRESCENT CITY RECOMMENDING APPROVAL OF AN UPDATE TO THE
HOUSING ELEMENT OF THE GENERAL PLAN.

WHEREAS, the City of Crescent City and County of Del Norte have prepared a joint draft Housing Element update to the 1984 Housing Element of the General Plan; and

WHEREAS, this update was prepared pursuant to state regulations (Section 65580 et seq Government Code); and

WHEREAS, the Planning Commission has held the required public hearing regarding a general plan amendment; and

WHEREAS, the Planning Commission has determined that the public health, safety, and general welfare warrant approval of this general plan amendment; and

WHEREAS, the Planning Commission has considered the environmental checklist and proposed Negative Declaration in making their recommendation.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Crescent City that a recommendation to adopt the City of Crescent City/County of Del Norte Housing Element 1992-1997 update to the General Plan is hereby made to the City Council, with the following findings:

1. The 1992-1997 Housing Element is consistent with State General Plan and Housing Element requirements.
2. The 1992-1997 Housing Element has assessed the goals of the 1984 Housing Element, has addressed current housing needs and constraints, and provides for housing goals and programs for the next five years.
3. The public has been encourage to participate in the revision of this document through a citizen's advisory committee, public notices, and public hearings.
4. The City has sufficient vacant lands available to accommodate the projected needs. There has been no recommended change in land use or land use densities.

BE IT FURTHER RESOLVED that the Planning Commission Secretary is hereby authorized and directed to transmit this resolution to the City Council for their consideration.

PASSED AND ADOPTED by the Planning Commission of the City of Crescent City on this 9th day of July, 1992, by the following polled vote:

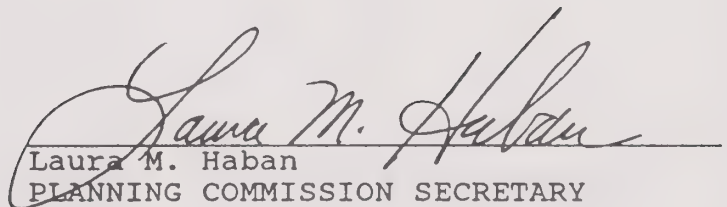
AYES: Clark, Hatfield, Wheeler, Wilson, Tanner

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:


Laura M. Haban
PLANNING COMMISSION SECRETARY

NOTICE OF PUBLIC HEARING



COUNTY OF DEL NORTE

Community Development Department
700 5th Street
Crescent City, CA 95531
(707) 464-7254



CITY OF CRESCENT CITY

Planning Department
377 J Street
Crescent City, CA 95531
(707) 464-9506

NOTICE IS HEREBY GIVEN that the CITY OF CRESCENT CITY and COUNTY OF DEL NORTE Planning staff's and Housing Advisory Committee have prepared a joint Draft 1992-1997 Housing Element updating the 1984 Housing Element pursuant to state regulations (Section 65580 et seq Government Code). This document provides an analysis of housing in the community since 1984, an assessment of current need, and a proposal for housing goals and objectives for 1992-1997. Copies of this document may be reviewed at the City Planning Department at 377 J Street, the County Community Development Department at 700 5th Street, or the County Library at 190 Price Mall—all in Crescent City.

NOTICE IS FURTHER GIVEN THAT PUBLIC HEARINGS WILL BE HELD by the CITY COUNCIL of the City of Crescent City and the BOARD OF SUPERVISORS of the County of Del Norte at the times, dates, and location listed below. ALL PERSONS INTERESTED ARE INVITED TO APPEAR AND BE HEARD REGARDING THIS PROPOSAL.

County of Del Norte

Board of Supervisors
Monday August 24, 1992
9:30 A.M.
Board of Supervisors Chambers
585 G Street, Suite 1
Crescent City, CA 95531

City of Crescent City

City Council
Monday August 17, 1992
7:00 P.M.
Crescent City Cultural Center
1001 Front Street
Crescent City, CA 95531



COUNTY OF DEL NORTE

PLANNING DEPARTMENT

700 Fifth Street

CRESCENT CITY, CALIFORNIA 95531

(707) 464-7253

July 20, 1992

TO: DEL NORTE COUNTY BOARD OF SUPERVISORS

FROM: DIANE MUTCHIE, SENIOR PLANNER *Diane Mutchie*

SUBJECT: 1992 GENERAL PLAN HOUSING ELEMENT - UPDATE

July 8, 1992, the County Planning Commission held a Public Hearing to review the Draft 1992-97 General Plan Housing Element Update. A copy of the Staff Report and Handouts discussed at the meeting are attached to the Draft Document which was provided to you separately due to its size. After reviewing the report during its Public Hearing, the Commission discussed hearing input and asked that a map showing the City limits be added. They then voted to adopt the recommended findings and forward the document to you with a recommendation of approval.

The Staff Report briefly outlines the document, pointing out general information regarding element requirements, residential development activity since 1982, and addressing housing needs and programs proposed for the 1992-97 period. Of particular interest to the Board may be: the Assessment of 1984-90 (pg 44 +), the Vacant Land Study (pg 75+ and Appendix C), and the Goals, Policies and Objectives 1992-97 (pg 111+) sections. This latter section identifies areas where the County and other agencies are committed to act during the next five years. In the case of the County, this includes four general areas: 1) monitoring construction and rehabilitation information to determine whether the open market continues to meet all income level needs; 2) General Plan Text/Zoning Ordinances addressing items identified in the report such as bonus density, homeless shelter definitions and minimum urban densities; 3) continued assistance for special housing needs; and 4) preparation of the next element update due in 1997.

There was input from three members of the public during the Commission hearing.

Martin Kelly asked for clarification regarding homeless shelter regulations with no other discussion.

The letter from Margaret Kettunen Zegart (attached in commission items) was read and discussed. It was found that there were three general areas of concern in here letter, two of which address policy issues belonging in other General Plan Elements. The Commission found that the habitat/river concerns expressed should be addressed in the Resources Element, and, in fact, many are or have been. The chemical sensitivities issues is more appropriate to review under the Safety Element. In regards to the issue addressing older and disable persons, the Commission touched on several items. There are existing requirements for wheelchair access in the Building code, and with the introduction of the American's with Disabilities Act, that additional regulations would be forthcoming. Also, it was noted that the Special Needs section had addressed the disabled issue and indicated less that 5% of the population appeared to have the need, thus questioning justification for applying regulations for 20%. The Commission determined that neither Advisory Committee or State Review had found this group or issue major enough to warrant special programs in the element. No action was taken after this discussion regarding the proposal.

The third comment was from Robert Robles who had questions regarding the Vacant Land Study (Appendix C) and the location of the Wakefield Ranch which was identified with potential for urban development. It was determined that no applications for development have been processed, that the property was identified because it has urban development potential under the existing Land Use/Coastal Plan and the it was not the purpose of the Commission's hearing ~~to~~ review ~~to~~ delete areas designated for development. A discussion of additional mapping to illustrate the location of the city limits resulted in the Commission's request for such.

At the conclusion of the hearing the Commission took actions adopting the Negative Declaration and the recommended findings, and forwarding the document to the Board with a recommendation of approval.

In order to address the Fish and Game Fees for Negative Declarations, Staff has prepared two additional findings. We ask that the Board open its Hearing to the Element and discuss any questions or issues identified by the public. Subsequently, we ask that the Board adopt the findings, including the additional ones, and approve a Resolution adopting the 1992-97 Housing Element as an update of the County General Plan. We also ask that the Board take action approving Resolutions thanking the Housing Advisory Committee members. These volunteers attended meetings every few weeks for almost 18 months in order to help staff with the Document. Their input and support was beneficial in making the document accurate and understandable.

HOUSING ELEMENT
ADDITIONAL FINDINGS

E) Considering the record as a whole, particularly the fact that there are no land use density or location changes proposed, there is no evidence before the lead agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2, of the Fish and Game Code; and

F) The Board of Supervisors has, on the basis of substantial evidence, rebutted the presumption of adverse effect contained in Section 753.5.(d), Title 14, CCR (Fish and Game Code).

August 19, 1992

DI 000
RECEIVED
AUG 19 1992

COUNTY OF DEL NORTE
BOARD OF SUPERVISORS
450 H STREET RM. 146
CRESCENT CITY, CA 95531

Board of Supervisors
County of Del Norte

RE: HOUSING ELEMENT
1992-97 UPDATE

Dear Chairman Smedley,

Thank you for the opportunity to participate in the public hearing process to express some concerns and provide additional input for the Draft 1992-97 Housing Element update to the General plan.

The planning staff and Director Perry are to be commended for detailed and completed staff work in developing this complex document and presenting it in readable form.

My concerns are centered in the Vacant Land Study (page 75), and Major Vacant Developable Lands (appendix C), and the addressed as follows:

Concern 1.

All major growth seems to be focused in only one location outside the city limits. The direction being toward Coastal Zone and other sensitive areas owned by State Parks and the Fish and Game Wildlife area. The areas are riparian drainages into Lake Earl. Although an Environmental Impact Report will be required for any proposed development it appears that

presently no concern is evident regarding impact to the ecosystems of our natural areas.

QUESTIONS:

At what point do major developments create a negative impact to the ecosystems of our natural areas? Are existing developments taxing the public lands which have been set aside to preserve natural habitat for our wildlife? Present zoning seems to be providing some buffer.

CONCERN 2.

Our property on Alpine Street has two sides contiguous to the proposed Wakefield Ranch re-zoning and development. During the migratory waterfowl season, geese can be seen gliding over the tree tops at dusk to land in the Wakefield Ranch meadow. On shoot days at the wildlife hunting area ducks move to sanctuary in the drainage areas and potholes at the end of Alpine Street.

QUESTIONS:

Where will the waterfowl go? Is it wise to force them onto crop lands and cultivated areas? Does anyone care?

CONCERN 3.

Although the future proposed development is within the boundary set for urban development, we should turn the other direction when it is adjacent to the Coastal Zone.

The Coastal Act was intended to keep our natural heritage accessible and aesthetically pleasing. In some areas, it's too late! We still have an alternative.

QUESTIONS:

What other areas outside or away from the Coastal Zone are available for development? There is substantial developable land east of Northcrest, Lake Earl Drive, and Highway 101. Why are they not identified in this draft?

CONCERN 4.

At the end of Charm Lane exists an old abandoned landfill. A 1963 aerial photo shows the site on or adjacent to the land identified for possible development.

QUESTIONS:

What toxic wastes were buried there back before we had controls for disposal and handling of our garbage? Does the County have detailed record of the landfill operation? Is it wise to surround this site with development? What recourse do land owners have against the County and developers if disturbance to the landfill contaminates nearby wells?

Above concerns are specific. I will not dwell on general utilities necessary for growth such as:

1. WATER: What is the County doing to solve the water shortage problems?
2. SEWAGE: What plans are underway for sewer plant expansion and disposal of sludge?

3. SOLID WASTE: Will the County be granted leniency on
'cease and desist orders' regarding landfill
closure as our population grows?

4. ELECTRICITY: Is the frequent number of power outages
a reflection of an outdated, inadequate system?

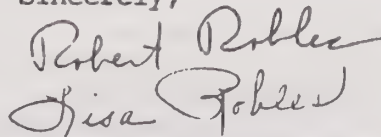
I am sure you are already wrestling with these problems.

While we recognize that growth is inevitable and necessary, we
are concerned that our community provide a quality living environment.
This can be done with sound planning from every level of County
government, and input from citizenry through you, our elected officials.
Let's have a plan with flexibility and credibility. A plan we can
live with. You do not need another 'albatross around your neck,'
referring to closing of the existing landfill.

WE REQUEST that the Draft 1992-97 Housing Element update NOT BE
APPROVED UNTIL EACH CONCERN IS RESOLVED.

If we can be of any assistance, please do not hesitate to call.

Sincerely,



Robert and Lisa Robles

441 Alpine Street
Crescent City, CA 95531
(707) 464-7060

Other concerned residents:

Mr. and Mrs. Raymond Benjamin
Mr. Raymond Estabrook
Mr. and Mrs. Richard McKinsey
Mr. and Mrs. Mike Mealve

Margaret Kettunen Zegart
378 Douglas Park Drive
Crescent City, CA 95531

August 13, 1992

RECEIVED

AUG 18 1992

PLANNING
County of Del Norte

Board of Supervisors
✓Planning Director, Ernest Perry (cc)
450 H Street
Crescent City, CA 95531

Dear Supervisors:

Before you adopt the Housing Element Revisions to the County Wide Plan I wish you would considering as a condition of approval three additions to this comprehensive document, to be in effect 1992-1997, which would stipulate development of programs by your Planning Director:

Program on page 54A

That the County, in cooperation with the Smith River National Recreation Area, State and County Park Services, shall develop a Management Plan for Privately owned lands within or adjacent to the SEMRA.

- a. This will include properties that are not served or will not be served by utilities where alternate owner-built housing will be developed.
- b. This will include riparian protection by riparian buffer zones and flood protection siting for structures, residential landscaping and infra-structure/septic systems according to the highest standard of recommendation for flood prone, mud-flow (slide) prone and flood related erosion zone properties.
- c. This will include protection for fishery habitat and preclude surface water withdrawal from the Smith River or its significant tributaries of new development and will include monitoring of existing systems.
- d. This shall include single floor structures to be built within the intermediate regional flood plane and those determined to be within the view from the normal water surface/channel in any section deemed to be developed that is within the scenic, wild or recreational portions of the Smith River.

In order to insure for all city and county residents the future protection from tsunami or riverine or heavy rain period caused disaster, I believe that a new category - under constraints, page 90, should be added.

FEMA HOUSING CONSTRAINTS

To develop programs and policies for Housing in areas affected by the National Flood Insurance Program

Page 58-59 In the section under Unmet needs and Goals, to Develop or Review the Program of compliance for the County (and cities) with the October 1, 1990 Federal Emergency Management Agency directives, in order to avoid any suspension of community eligibility 59.24 (a), (b); (c), (d); (e).

Just as the housing supply is charted and figures, including units built and projected growth, in the areas so categorized as Floodplain Managed Areas.
Sincerely,

Margaret Kettunen Zegart

BOARD OF SUPERVISORS
COUNTY OF DEL NORTE
STATE OF CALIFORNIA

RESOLUTION NO. 92 - 76

A RESOLUTION ADOPTING THE 1992-97 HOUSING ELEMENT

WHEREAS, the State of California calls upon the County to maintain a General Plan, including a Housing Element which addresses the status, needs, constraints and goals for housing for all economic levels of the community; and

WHEREAS, State regulations call for the regular updating of this element and sets forth guide lines for its content; and

WHEREAS, the County of Del Norte and City of Crescent City, has appointed a Housing Advisory Committee to work with its staff to develop an updated 1992-97 Housing Element which has been subject to public review, environmental review and public hearing processes pursuant to State regulations; and

WHEREAS, the State Department of Housing and Community Development has reviewed the draft document and found it consistent with State guidelines;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Del Norte hereby adopt the 1992-97 Housing Element of the General Plan.

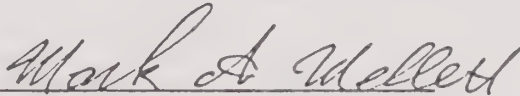
PASSED AND ADOPTED, by the Board of Supervisors of the County of Del Norte at a regular meeting held on August 24, 1992, by the following polled vote:

AYES: Supervisors Moore, Bark, Burns, Smedley and Mellett

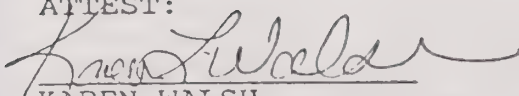
NOES: None

ABSENT: None

ABSTAIN: None


MARK MELLETT, CHAIRMAN
BOARD OF SUPERVISORS
COUNTY OF DEL NORTE

ATTEST:


KAREN WALSH
CLERK OF THE BOARD

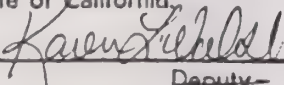
I hereby certify the foregoing to be a true and correct copy of the original on file in the office.

Dated: AUG 24 1992

ATTEST:


Karen L. Walsh

Clerk of the Board of Supervisors, County of Del Norte, State of California.

By 
Deputy-

3a.

MEMORANDUM

TO: Crescent City City Council
FROM: Planning Staff
DATE: August 17, 1992
RE: Housing Element Update - General Plan Amendment

GENERAL PLAN AMENDMENT - Housing Element Update

The State of California requires each legislative body to adopt a comprehensive, long-term General Plan for the physical development of its jurisdiction. At the minimum, the General Plan must contain nine elements pertaining to: land use; circulation; housing; conservation; open space; seismic safety; noise; scenic highways; and safety.

The Housing Element is a required section of each jurisdiction's General Plan. The state also requires that the Housing Element section of the General Plan be updated every five years (our last housing element was valid 1984-1992 because the state extended the dates for mandatory revisions). The California Department of Housing and Community Development (HCD), reviews each agency's document for consistency and compliance with state law. An element which is certified by HCD can increase the City's chances to obtain grants which are related to housing and development programs.

In September 1990, staff began work to update the current Housing Element. As we have done in the past, the City and County agreed to prepare a joint Housing Element to minimize expenses. As part of the citizen participation process, a Housing Advisory Committee was formed to review and comment on each section of the document.

In February of this year, staff sent a draft copy of the Housing Element to HCD for review. After receiving comments, staff prepared some minor changes which were again sent to HCD for review. We have received a letter dated July 6, 1992 from HCD stating that the draft element meets the consistency requirements and complies with state law. The Crescent City Planning Commission has recommended approval to the City Council for this General Plan Amendment. If the City Council adopts the Housing Element, the final will be forwarded to the state for certification.

A Negative Declaration has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA). There are no significant impacts on the environment as no changes have been recommended for land uses or land use densities.

26

RECOMMENDATIONS

1. Staff recommends that the City Council opens the public hearing for comments and discussion.
2. Review the Negative Declaration and necessary findings.
3. Staff recommends that the City Council adopt the draft 1992-1997 Housing Element of the General Plan, the Negative Declaration, and the following findings:
 - A) This 1992-1997 Housing Element is consistent with State General Plan and Housing Element requirements;
 - B) This 1992-1997 Housing Element has assessed the goals of the 1984 Housing Element, has addressed current housing needs and constraints, and provides for housing goals and programs for the next five years;
 - C) The public has been encouraged to participate in the revision of this document through a citizen's advisory committee, public notices, and public hearings.
 - D) The City has sufficient vacant lands available to accommodate the projected needs. There has been no recommended change in land use or land use densities. A Negative Declaration has been prepared per CEQA requirements which the Commission has taken into consideration before taking any action.

378 Douglas Park Drive,
Crescent City, California
August 13, 1992

FILED

AUG 13 1992

Crescent City Council
377 J Street
Crescent City, CA 95531

CITY CLERK
CITY OF CRESCENT CITY

DEAR COUNCIL MEMBERS AND MAYOR,

BEFORE YOU MOVE TO ADOPT HOUSING ELEMENT REVISIONS TO THE COUNTY WIDE PLAN TONIGHT, AUGUST 17, (ITEM 3) I BELIEVE THREE ADDITIONS SHOULD BE MADE TO THE DOCUMENT. THIS IS FOR 1992 - 1997, SO NOW IS WHEN!

1. ALTHOUGH THE SMITH RIVER HAS SCENIC AND RECREATIONAL AREAS OF HOUSING OR POTENTIAL HOUSING ON ITS BANKS, AND ALTHOUGH IT IS MENTIONED ON P. 90 AS A LAND OWNERSHIP CONSTRAINT, THIS "NEWLY CREATED SMITH RIVER National Recreation Area" requires a management plan for privately held - potential sites for housing. IF STANDARDS ARE DEVELOPED BY THE CITY, COUNTY AND PARK & FOREST PLANNING STAFF THAT PROVIDE FOR RIVERINE HABITAT AND FISHERY PROTECTION, PRIVATE PARCEL AND EXISTING HOME PROTECTIONS (INCLUDING HIGHWAY WATER SUPPLY) CAN BE SAFE GUARDED.

ON PAGE 54 A 1984 PROGRAM 5 IS STATED.

I BELIEVE A NEW PROGRAM SHOULD BE ADDED

PROGRAM: THE COUNTY, IN COOPERATION WITH THE SMITH RIVER NATIONAL RECREATION AREA, STATE AND COUNTY PARK SERVICE, WILL DEVELOP A MANAGEMENT PLAN FOR PRIVATELY OWNED LANDS WITHIN OR ADJACENT TO THE BOUNDARIES.

- a. THIS WILL INCLUDE PROPERTIES THAT ARE NOT SERVED OR WILL NOT BE SERVED BY UTILITIES WHERE ALTERNATE DWELLING HOUSING WILL BE DEVELOPED.
 - b. THIS WILL INCLUDE RIPARIAN BUFFER ZONES AND FLOOD PROTECTION SET BACKS OF STRUCTURES TO THE HIGHEST STANDARD OF FLOOD PROOF, 100-YEAR FLOOD PROOF AND FLOOD RELATED EROSION-ZONE PROOFING.
 - c. THIS WILL INCLUDE PROTECTION FOR FISHERY HABITAT AND PRECLUDE WITHDRAWAL OF WATER WITHOUT SPECIFIC SITE PERMIT OR UNLESS ENVIRONMENTAL REVIEW AND MONITORING OF EXISTING SYSTEMS, INCLUDING HIGHWAY WATER SUPPLY.
 - d. THIS MAY INCLUDE STRUCTURE HEIGHT RELATIVE TO SETBACK.
2. I BELIEVE A NEW CATEGORY - FEMA HOUSING CONSTRAINTS (p. 90), FEMA ZONE ACTIVITY IMPLEMENTATION AND PROGRAMS, p. 57 SHOULD BE ADDED.
 3. AND UNDER P. 58-59. UNMET NEEDS AND GOALS - IMMEDIATE NEEDS AND GOALS, HOUSING (AND COMMERCIAL STRUCTURES) NEED TO HAVE THE PROGRAM OF COMPLIANCE WITH THE OCTOBER 1, 1990 FEDERAL EMERGENCY MANAGEMENT AGENCY

IN ORDER TO ENABLE CRESCENT CITY AND COUNTY PROPERTY OWNERS TO HAVE THEIR STRUCTURES INSURED AND TO AVOID SUSPENSION OF COMMUNITY ELIGIBILITY .. § 59.24 (a)(b)(c)(d)(e),

ZONE A HOUSING SUPPLY NEEDS THIS PROTECTION AND I BELIEVE COMMENTS SHOULD BE ADDED IN THE CHARTS AND FIGURES OF UNITS BUILT, JUST AS IN THE COASTAL ZONE.

THANK YOU AND SINCERELY,

Margaret Kenneth Zegart

CITY OF CRESCENT CITY
CITY COUNCIL
RESOLUTION NO. 1992 - 33

APPROVING AN AMENDMENT TO THE CITY OF
CRESCENT CITY/COUNTY OF DEL NORTE GENERAL PLAN

THE 1992-1997 HOUSING ELEMENT UPDATE

WHEREAS, the City Council has received a recommendation from the Crescent City Planning Commission to approve a General Plan amendment to adopt the 1992-1997 Housing Element Update; and

WHEREAS, the City Council has held the required public hearing regarding a general plan amendment; and

WHEREAS, the City Council determines the proposed amendment to be in the public interest; and

WHEREAS, the City Council determines that this project will not have a significant effect on the environment and approves a Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Crescent City that the City of Crescent City/County of Del Norte 1992-1997 Housing Element Update to the General Plan is hereby approved with the following findings:

1. The 1992-1997 Housing Element is consistent with State General Plan and Housing Element requirements;
2. The 1992-1997 Housing Element has assessed the goals of the 1984 Housing Element, has addressed current housing needs and constraints, and provides for housing goals and programs for the next five (5) years;
3. The public has been encouraged to participate in the revision of this document through a citizen's advisory committee, public notices, and public hearings;
4. The City has sufficient vacant lands available to accommodate the projected needs. There has been no recommended change in land use or land use densities.

Resolution No. 1992 - 33
Page Two
1992-1997 Housing Element Update


PASSED AND ADOPTED by the City Council of the City of
Crescent City the 17th day of August, 1992, by the following
vote:

AYES: Callahan, Wier, Hollinsead, Mayer

NOES: None

ABSTAIN: None

ABSENT: Smith


MAYOR, Kenneth Hollinsead

ATTEST:


CITY CLERK, Kathleen A. Smith

APPENDIX E

General Plan Consistency

GENERAL PLAN CONSISTANCY

One function of the Housing Element is to review the appropriateness and effectiveness of those other General Plan element policies and implementations which impact the development of housing in the City and County. This review has indicated that the City and County General Plan continues to meet the basic goal of providing for the development of diversified development. This is done both by types of development provided for and by the location and quantities of land designated for various residential use.

No internal inconsistencies regarding this element has been identified. Nor have the recommendations of this updated element created inconsistencies elsewhere since the goals and policies are primarily geared towards programs which are consistent with the other elements. Although this element identifies programs for amendments to the General Plan or implementing Zoning regarding issues of urban density, project size and emergency housing, these recommendations will clarify development policies, not change them. No land use changes are recommended.

APPENDIX F

Environmental Review

COUNTY OF DEL NORTE
700 5th Street
Crescent City, CA 95531

GPA9205

APP.#

ENVIRONMENTAL CHECKLIST INITIAL STUDY
(to be completed by lead agency)

I. BACKGROUND

APPLICANT Del Norte County (jointly with Crescent City)

PROJECT DESCRIPTION Updated General Plan Housing Element 1992-97

PROJECT LOCATION Countywide

SITE DESCRIPTION various

EXISTING: ZONING various GENERAL PLAN various

Members of Environmental Review Committee participating in review:

Planning	Public Works
	Agriculture
Building	Assessor
Health	Native American
Public Sector	Other

ERC RECOMMENDATION Negative Declaration DATE

II. SIGNIFICANT ENVIRONMENTAL IMPACTS

Is there substantial evidence that the project or any of its aspects may cause a significant effect on the environment in the following areas of concern?

	<u>Yes</u>	<u>Unknown</u>	<u>No</u>
1. SOILS			
a) Changes in topography or ground surface relief features, including disturbance, displacement, compaction or overcovering of the soil?	<u></u>	<u></u>	<u>x</u>
b) Changes in geologic substructures or the destruction, covering or modification of any unique geologic or physical features?	<u></u>	<u></u>	<u>x</u>
c) Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<u></u>	<u></u>	<u>x</u>
d) An increase in wind or water erosion of soils, either on or off site?	<u></u>	<u></u>	<u>x</u>

	<u>Yes</u>	<u>Unknown</u>	<u>No</u>
e) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
f) Location in an area incapable of sustaining individual septic tanks?	_____	_____	<u>X</u>
 2. AIR			
a) Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b) The creation of objectionable odors?	_____	_____	<u>X</u>
c) Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
 3. WATER			
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff or change in the amount of surface water in any water body?	_____	_____	<u>X</u>
b) Changes in currents, or the course of direction of water movements, in either fresh or marine waters?	_____	_____	<u>X</u>
c) Alterations to the course or flow of flood waters and/or the exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
d) Alteration of the direction or rate of flow of ground waters or changes in quantity through direct additions, withdrawals or interceptions (by cut or excavation)?	_____	_____	<u>X</u>
e) Alteration of the quality of of ground waters by direct or indirect discharge or potential spill or leak?	_____	_____	<u>X</u>
f) Substantial alteration in the quality or reduction in the amount of water otherwise available for public water supply?	_____	_____	<u>X</u>
g) Alteration of surface water quality including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
 4. RESOURCES			
a) Change in the diversity of species or number of any one species of fish, wildlife, reptiles or plants?	_____	_____	<u>X</u>
b) Reduction in the numbers or habitat of any known unique, rare or endangered species of plant or animal?	_____	_____	<u>X</u>

Yes Unknown No

- | | | | |
|---------------------------------------------------------------------------------------------------------|-------|-------|----------|
| c) Introduce a new species of plant or animal to an area? | _____ | _____ | <u>X</u> |
| d) Result in a barrier to the migration or movement of animals? | _____ | _____ | |
| e) Change in or deterioration of a unique sensitive wetland, riparian, sand dune or estuary habitat? | _____ | _____ | <u>X</u> |
| f) Reduce the availability or increase the rate of use of any agricultural, timber or mineral resource? | _____ | _____ | <u>X</u> |
| g) Disturb or significantly alter a historical or archaeological site? | _____ | _____ | <u>X</u> |
| f) Result in an impact upon the quality or quantity of existing recreational opportunities? | _____ | _____ | <u>X</u> |
| g) Result in a significant, demonstrable negative aesthetic impact? | _____ | _____ | <u>X</u> |

5. HAZARDS

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|----------|
| a) Result in the exposure of people to severe noise levels or a significant detrimental effect on ambient noise levels? | _____ | _____ | <u>X</u> |
| b) Risk an explosion or the release of hazardous substances (including but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | _____ | _____ | <u>X</u> |
| c) Expose people to potential health hazards? | _____ | _____ | <u>X</u> |

6. LAND USE

- | | | | |
|--------------------------------------------------------------------|-------|-------|----------|
| a) Result in an inconsistency with the adopted General Plan? | _____ | _____ | <u>X</u> |
| b) Result in an inconsistency with the existing Zoning? | _____ | _____ | <u>X</u> |
| c) Substantially alter the present or planned land use of an area? | _____ | _____ | <u>X</u> |

7. TRANSPORTATION/CIRCULATION

- | | | | |
|---------------------------------------------------------------------------------------|-------|-------|----------|
| a) The generation of substantial additional vehicular movement? | _____ | _____ | <u>X</u> |
| b) Substantial alterations to present transportation systems or circulation patterns? | _____ | _____ | <u>X</u> |
| c) Demands for additional parking or changes in existing parking? | _____ | _____ | <u>X</u> |
| d) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | _____ | _____ | <u>X</u> |
| e) Result in alterations to air, water or rail transportation? | _____ | _____ | <u>X</u> |

Have an effect upon or result in a need for new or significantly altered public services in the following areas:

- | | | | |
|-------------------------------------------------------|-------|-------|----------|
| a) Fire protection? | _____ | _____ | <u>X</u> |
| b) Police Protection? | _____ | _____ | <u>X</u> |
| c) School? | _____ | _____ | <u>X</u> |
| d) Parks or recreational facilities? | _____ | _____ | <u>X</u> |
| e) Maintenance of public facilities, including roads? | _____ | _____ | <u>X</u> |
| f) Other governmental services? | _____ | _____ | <u>X</u> |

III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <u>Yes</u> | <u>Unknown</u> | <u>No</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|-----------|
| 1. The project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below selfsustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. | _____ | _____ | <u>X</u> |
| 2. The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. | _____ | _____ | <u>X</u> |
| 3. The project has possible environmental effects effects which are individually limited, but cumulatively considerable. (This means that the incremental effects of a project are considerable when viewed in connection with the effects of other past, current or future projects. | _____ | _____ | <u>X</u> |
| 4. The environmental effects will cause substantial adverse effects on human beings, either directly or indirectly. | _____ | _____ | <u>X</u> |

IV. COMMENTS:

see attached

t

- | | | | |
|------------------------------------------------------------------------------------------------------|-------|-------|----------|
| c) Introduce a new species of plant or animal to an area? | _____ | _____ | <u>X</u> |
| d) Result in a barrier to the migration or movement of animals? | _____ | _____ | |
| e) Change in or deterioration of a unique sensitive wetland, riparian, sand dune or estuary habitat? | _____ | _____ | <u>X</u> |

Yes Unknown No

This revised document has been prepared pursuant to Government Code Sec. 65302(c) and 65580 et seq. which calls for the updating of the Housing Element on a 5 year schedule and sets forth the content of the document. Included within the document are an analysis of recent socio-economic factors which have been reflective of the housing market from 1984/85 to date, an analysis of housing needs in the community, a review of governmental constraints and a program for the next 5 year period to address the anticipated needs.'

The document determines that current County policies provided adequately for anticipated growth and special needs during the next 5 years although some minor Land Use Element/Zoning Ordinance changes are needed for consistency with State legislation. Changes in land use densities or new locations for development have not been found necessary and are not recommended. The greatest need identified and the thrust of the five year program is the continuation of current agencies and organizations in obtaining and administering funding to provide for special housing needs such as rehabilitation, homeless shelter, and new low/moderate income housing units. The program section identifies how existing agencies hope to accomplish their goals.

Since no changes in land use densities or locations are proposed as a part of the project no new site specific impacts are anticipated. Some projects undertaken in areas already addressed by General Plan policies such as Land Use, Coastal Zone, Seismic Safety, etc. may be required to prepare more specific environmental reports at the time of project application. These will be reviewed on an individual basis.

TO: _____ Office of Planning and Research FROM: Del Norte Planning
1400 Tenth Street, Room 121 Commission
Sacramento, CA 95814 700 5th Street
or _____ Crescent City, CA
✓ _____ County Clerk 95531
_____ County of Del Norte

TO: _____ Office of Planning and Research FROM: Del Norte Planning
1400 Tenth Street, Room 121 Commission
Sacramento, CA 95814 700 5th Street
or _____ Crescent City, CA
✓ _____ County Clerk 95531
_____ County of Del Norte

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

County of Del Norte - General Plan Housing Element
Project Title

	Diane Mutchie	707-464-7253
State Clearinghouse Number	Contact Person	Telephone Number

County-wide Project Location

State mandated update of the Del Norte County/City of Crescent City
General Plan Housing Element
Project Description

This is to advise that the Planning Commission has approved the above described project and has made the following determinations regarding the above described project:

1. The project will, ✓ will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- ✓ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at:

Del Norte County Community Development Dept.
Planning Division
700 5th Street
Crescent City, CA 95531

3. Mitigation measures were, were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations was, was not, adopted for this project.

Date Received for Filing

Daniel Muthu
Signature

Planner Title

JUL 21 1992

JOHN D. ALEXANDER
DEL NORTE CLERK-RECORDER

BY:

Ca. Dept. or Fish and Game Sec. 711.4(c)
Applicable Fee _____ Neg Dec (\$1275) _____ EIR (\$875) ☒ Exempt

NOTICE OF A
RECOMMENDATION FOR
NEGATIVE DECLARATION
(15072 Amended State CEQA Guidelines)

Notice is hereby given that a recommendation has been made by the Del Norte County ERC (Environmental Review Committee) that the below project will not have a significant adverse effect on the environment based on an initial study and analysis of available information.

This recommendation is proposed for adoption by the Del Norte County Planning Commission as "lead agency". Any public comment or response to this recommendation should be made on or before July 8, 1992

A copy of the proposed Negative Declaration is available for public review in the Community Development Department, 700 5th Street, Crescent City, CA 95531. Additional information may be obtained by contacting the Department at (707) 464-7253.

ITEM(S) TO BE CONSIDERED:

State mandated updating of the Del Norte County/City of Crescent City General Plan Housing Element including an assessment of housing activity since 1985, an analysis of current and project housing needs in the community and a 5 year program to address identified needs. Programs proposed involve the continuation of current agencies and organizations in obtaining and administering funds to provide for special housing needs such as rehabilitation, homeless shelter and assisted housing units. No changes in land use or land use densities are proposed. Therefore no new environmental impacts are anticipated. Future projects undertaken will be subject to separate specific environmental review at the time of their proposal.

Diane Mitchell 7/8/92
Planner (Date)
Del Norte County Community
Development Department

Adopted by the Del Norte County Planning Commission as "lead agency" on July 8, 1992.

Earl S. Jensen
Chairman
Del Norte County Planning
Commission

FILED

JUL 21 1992

JOHN D. ALEXANDER
DEL NORTE CLERK-RECORDER
BY: _____

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDING COUNTY):

COUNTY OF DEL NORTE - Update of Housing Element in County General Plan
- Countywide

PROJECT DESCRIPTION:

State mandated updating of the Del Norte County/City of Crescent City General Plan Housing Element including an assessment of housing activity since 1985, an analysis of current and project housing needs in the community and a 5 year program to address identified needs. Programs proposed involve the continuation of current agencies and organizations in obtaining and administering funds to provide for special housing needs such as rehabilitation, homeless shelter and assisted housing units. No changes in land use or land use densities are proposed. Therefore no new environmental impacts are anticipated. Future projects undertaken will be subject to separate specific environmental review at the time of their proposal.

FINDINGS OF EXEMPTION (ATTACH AS NECESSARY):

A) An initial study was conducted by the lead agency so as to evaluate the potential for adverse environmental impact; and

B) Considering the record as a whole there is no evidence before the lead agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends, as defined in Section 711.2, of the Fish and Game Code.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

FILED

JUL 21 1992

JUNN D. ALEXANDER
DEL NORTE CLERK-RECORDER

BY: _____


(Chief Planning Official)

Title: Director of Community Development
Lead Agency: Del Norte County
Date: July 9, 1992

Initial Study and Checklist

Form G

(To be completed by Lead Agency)

Title of Proposal: 1992 General Plan Housing Element Update

Date Checklist Submitted: June 8, 1992

Agency Requiring Checklist: City of Crescent City

Agency Address: 377 J Street

City/State/Zip: Crescent City, CA 95531

Agency Contact: Lisa Little - Assistant Planner Phone: (707) 464-9506

DETERMINATION

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

- a) I find that the proposed project *could not* have a significant effect on the environment, and

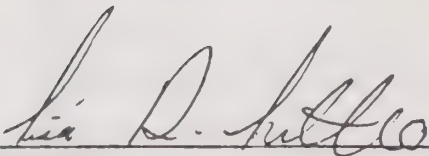
A NEGATIVE DECLARATION will be prepared

- b) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the *mitigation* measures described on an attached sheet have been added to the project.

A NEGATIVE DECLARATION will be prepared ☐

- c) I find the proposed project *may* have a significant effect on the environment, and

An ENVIRONMENTAL IMPACT REPORT is required ☐


Signature

Lisa Little
Print Name

City of Crescent City
For

June 8, 1992
Date

Revised December 1990

	Yes	Maybe	No
c) Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Discharge into surface waters, or in any alteration of surface water quality, including, but not limited to, temperature, dissolved oxygen or turbidity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Alteration of the direction or rate of flow of ground waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Exposure of people or property to water related hazards such as flooding or tidal waves?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. PLANT LIFE. *Will the proposal result in:*

a) Change in the diversity of species, or number or any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Reduction in acreage of any agricultural crop?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. ANIMAL LIFE. *Will the proposal result in:*

a) Change in the diversity of species, or numbers of any species of animals (birds; land animals, including reptiles; fish and shellfish, benthic organisms or insects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Reduction of the numbers of any unique, rare, or endangered species or animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. NOISE. *Will the proposal result in:*

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. LIGHT and GLARE. *Will the proposal:*

a) Produce new light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	-------------------------------------

VIII. LAND USE. *Will the proposal result in:*

a) Substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------

IX. NATURAL RESOURCES. *Will the proposal result in:*

a) Increase in the rate of use of any natural resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------------------------------------------	--------------------------	--------------------------	-------------------------------------

X. RISK OF UPSET. *Will the proposal involve:*

a) A risk of an explosion or the release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------

	Yes	Maybe	No
b) Possible interference with an emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. POPULATION. <i>Will the proposal:</i>			
a) Alter the location, distribution, density or growth rate of the human population of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. HOUSING. <i>Will the proposal:</i>			
a) Affect existing housing, or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. TRANSPORTATION/CIRCULATION. <i>Will the proposal result in:</i>			
a) Generation of substantial additional vehicular movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Effects on existing parking facilities, or demand for new parking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantial impact upon existing transportation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIV. PUBLIC SERVICES. <i>Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:</i>			
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XV. ENERGY. <i>Will the proposal result in:</i>			
a) Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES and SERVICE SYSTEMS. <i>Will the proposal result in a need for new systems, or substantial alterations to the following utilities:</i>			
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste and disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. HUMAN HEALTH. <i>Will the proposal result in:</i>			
a) Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	Maybe	No
XVIII. AESTHETICS. Will the proposal result in:			
a) The obstruction of any scenic vista or view open to the public?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIX. RECREATION. Will the proposal result in:			
a) Impact upon the quality or quantity of existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XX. CULTURAL RESOURCES. Will the proposal:			
a) Result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.			
a) Potential to degrade: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Short-term: Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively, brief, definitive period of time. Long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cumulative: Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect on the total of those impacts on the environment is significant.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantial adverse: Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XXII. DISCUSSION OF ENVIRONMENTAL EVALUATION.

(This section may be filled out by using narrative, or by using a form, such as the example given in the CEQA Guidelines.)

XXIII. DISCUSSION OF LAND USE IMPACTS.

(An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls.)

(Note: This is only a suggested form pursuant to CEQA Guidelines, Section 15063(d). Public agencies are free to devise their own format for initial studies. However, the DETERMINATION is an essential component of this form.)

Revised December 1990

FILED

CITY OF CRESCENT CITY

RECOMMENDATION FOR NEGATIVE DECLARATION JUN -9 1992

JOHN D. ALEXANDER
DEL NORTE CLERK-RECORDER

NAME OF THE PROJECT: Crescent City/Del Norte County Housing Element DEPUTY

OWNER OR SPONSOR: City of Crescent City

377 "J" Street, Crescent City, CA 95531

LOCATION OF PROJECT: City of Crescent City - all areas within the
City limits.

DESCRIPTION OF PROJECT: State mandated update of the Housing Element
of the City's General Plan.

A recommendation is hereby made by the City of Crescent City that the above project will not have a significant adverse impact on the environment. This finding was based on an initial study and analysis of available information by the Crescent City Planning Department, 900 10th Street, Crescent City, CA 95531.

The public may respond to the above finding on or before June 30, 1992. Additional information may be obtained by contacting the Planning Department at (707)464-9506.

John D. Alexander
Planning Director

June 8, 1992
Date

Publish: June 13, 1992

Notice of Determination

Appendix H

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Crescent City
377 "J" Street
(Address)
Crescent City, CA 95531

X County Clerk
County of Del Norte
450 "H" Street
Crescent City, CA 95531



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Crescent City/Del Norte County Housing Element

Project Title

N/A

Lisa Little

(707) 464-9506

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Crescent City - city wide.

Project Location (include county)

Project Description:

State mandated update of the Housing Element of the General Plan

FILED

AUG 18 1992

JOHN D. ALEXANDER
DEL NORTE CLERK-RECORDER

BY: DEPUTY

This is to advise that the City of Crescent City has approved the above described project on

☒ Lead Agency ☐ Responsible Agency

August 17, 1992
(Date)

and has made the following determinations regarding the above described project:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

Neg. Dec.

This is to certify that the ~~FINAL~~ EIR with comments and responses and record of project approval is available to the General Public at:
City of Crescent City, Planning Dept., 377 "J" Street, Crescent City, CA 95531

[Signature]

8-18-92

Assistant Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR:

CA Dept. of Fish & Game Fees
Neg. Dec. (\$1275.00)

EIR (\$875.00)

Exempt X

Revised October 1989

California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location: (Name and Address of Project Proponent)
(include County):

Crescent City/Del Norte County 1992 Housing Element Update

City of Crescent City
377 "J" Street
Crescent City, CA 95531
(Del Norte County)

Project Description:

State mandated update of the Housing Element of the City's General Plan.

Findings of Exemption (attach required findings):

Based on an initial study and environmental review, the City determines that this project will not have a significant effect on the environment.

Certification:

I hereby certify that the lead agency has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


(Chief Planning Official)

Title: Planning Director

Lead Agency: City of Crescent City

Date: August 18, 1992

FILED

AUG 18 1992

JOHN D. ALEXANDER
DEL NORTE CLERK-RECORDER

BY: _____
DEPUTY

U.C. BERKELEY LIBRARIES



C124912432

